

# Utility SHEDS

## SECTION 701.12 Utility Sheds

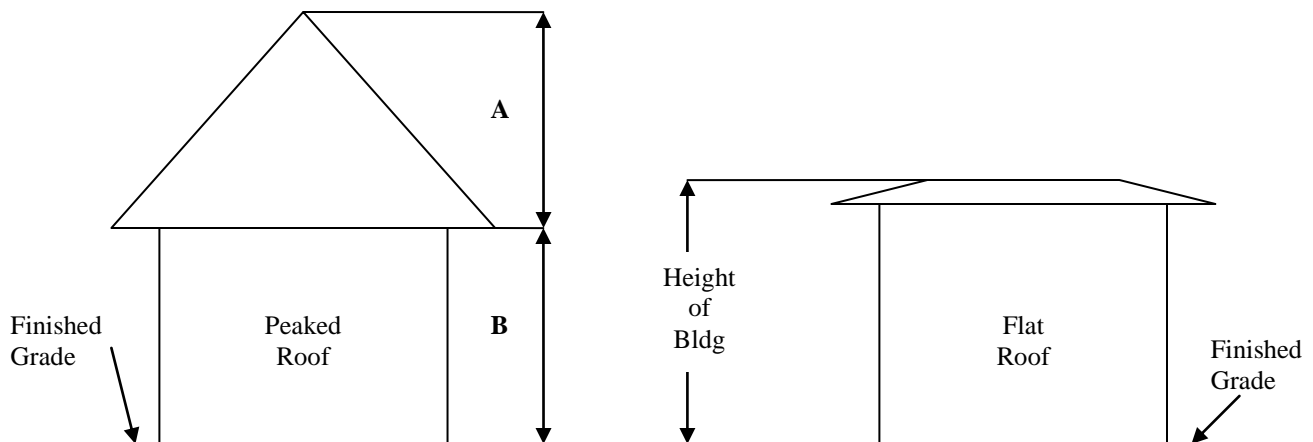
1. Floor Area – 200 square feet or less
2. Maximum height – Ten (10) feet.
3. No structure shall be within three (3) feet of any property line.
4. No structure shall be permitted to the side of any dwelling and must be located to the rear of the dwelling.

## OTHER INFORMATION

1. An approved Zoning Permit is required for all sheds and outbuildings (prefabricated or site built) which are 200 square feet or less and placed on a residential lot.  
For zoning approval a Zoning Permit is required. If you have any questions please call the Zoning Office at (717) 285-5554 or email at [dsteager@westhempfield.org](mailto:dsteager@westhempfield.org).
2. A Construction Permit is required for all sheds and outbuildings (prefabricated or site built) which are larger than 200 square feet and placed on a residential lot. Contact the Zoning Office at (717) 285-5554 for information
3. Most sheds and outbuildings placed on a commercial lot do require a Building Permit. Contact the Zoning Office at (717) 285-5554 for information. Setbacks may differ on commercial and industrial properties.

If you need information on the setback line of your property please contact the Zoning Office at (717) 285-5554.

## HOW TO DETERMINE BUILDING HEIGHT



Building height = A+B (Not To Exceed Ten (10) Feet).

“A” is the vertical height of the highest gable or hip roof. The measurement is from the peak of the roof to the top of the wall.

“B” is the vertical distance from the top of the wall to the finished grade

Finished grade to be determined per the Zoning Ordinance.