



## TOWN OF PERINTON

1350 TURK HILL ROAD ■ FAIRPORT, NEW YORK 14450-8796  
(585) 223-0770 ■ Fax: (585) 223-3629 ■ [www.perinton.org](http://www.perinton.org)

### SHEDS AND ACCESSORY BUILDING REGULATIONS AND INSTRUCTIONS

Accessory buildings are defined by the Town of Perinton as:

An ancillary building with a customarily incidental use to a main building and located on the same lot as the main building. Accessory building is meant to include sheds, storage buildings, pergolas, pool houses, gazebos, pavilions, greenhouses and similar structures. Playhouses, tree forts and swing sets are not regulated by Town Code.

General regulations:

1. A one-story accessory building is permitted in all residential zones, provided there is an existing residence on the lot and it is finished in conformity with the style of said residence.
2. Accessory buildings may be up to 200 square feet or 1% of the total lot area, whichever is greater but not exceeding 1200 square feet.
3. No more than one accessory building may be present on a property.
4. Accessory buildings must be located in the rear yard and no closer than 5 feet to the side and rear property lines. Buildings over 144 square feet must also be at least 5 feet away from the home.
5. Buildings over 200 square feet must meet the regular building setbacks for the zoning district.
6. Accessory buildings cannot be placed in an easement or right-of-way.
7. Accessory buildings cannot be used for living purposes/human habitation.
8. Accessory buildings not provided with footings or constructed on a concrete slab must be provided with wind anchors. See attached details on acceptable wind anchors.
9. Permit required- Prior to commencement of installation, a building permit must be obtained from the Building & Codes Department.

#### TO APPLY, PLEASE SUBMIT:

1. A completed building permit application form. (Attached)
2. A copy of your property survey map with the proposed building location noted- please include distance to property lines and home.
3. Detailed construction drawings with framing details and material sizes. For pre-assembled structures or kits, a picture or brochure of the structure to be installed will be sufficient.
4. If a contractor is being used, they must supply the Town with proof of insurance (general liability, worker's comp and disability).

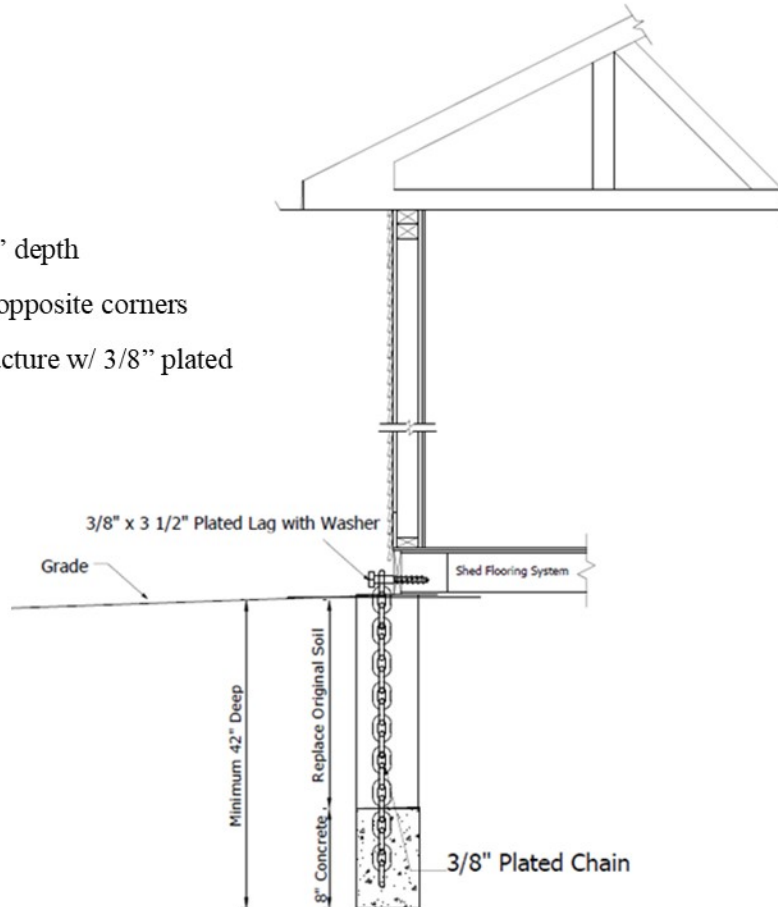
Applications may be submitted to the Building & Codes Dept. in person or via email to [building@perinton.org](mailto:building@perinton.org)



## Acceptable Wind Anchors

### Chain Anchors

- Minimum 42" depth
- 2 required at opposite corners
- Secure to structure w/ 3/8" plated chain



### Drive Hooks

- Minimum 24" length
- 4 required- 1 at each corner
- Secure to structure w/ included hardware



### Earth Anchors

- Minimum 24" length
- 2 required at opposite corners
- Secure to structure w/ 3/8" plated chain or 1/4" or larger braided cable





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### Building Permit Application

Date: \_\_\_\_\_ Estimated cost of the project: \_\_\_\_\_

**Project description:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Property information where the work is going to be performed:**

Address: \_\_\_\_\_  
Owners Name: \_\_\_\_\_  
Owners Address: \_\_\_\_\_  
Owners Phone: \_\_\_\_\_

**Contractor Information:**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_

**Primary Contact:**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

Preferred Contact type:    Phone                      Email

Electrical Service Info (if applicable to project)

Utility Company: \_\_\_\_\_  
Overhead or underground: \_\_\_\_\_  
Voltage: \_\_\_\_\_ Amperage: \_\_\_\_\_ Phases: \_\_\_\_\_  
RG&E work request number: \_\_\_\_\_