



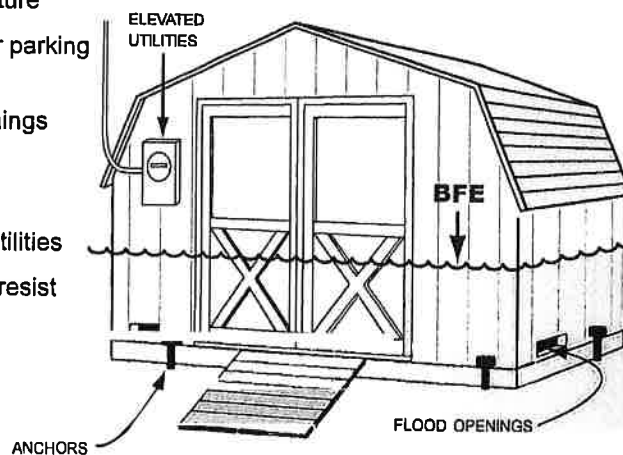
# City of West Point Shed Permitting Requirements

Sheds are considered "Accessory Structures" and are required to be permitted to maintain our participation in the National Flood Insurance Program. Placement requirements are as follows:

1. A drawing is required showing the placement of the shed, distances to the property line, and the distance to other structures on the property.
2. If the shed is manufactured provide the manufacturers brochure, including dimensions and structural information
3. If the shed is being "stick built" a drawing is required showing structural, fastener, siding, windows and doors and framing spacing.
4. **MUST COMPLY WITH ALL FEMA REQUIREMENTS LISTED BELOW.**

## Accessory Structures in a Special Flood Hazard Area:

- Cannot be modified for a different use in the future
- Must be used only for parking or storage
- Must have flood openings
- Must be built of flood resistant materials
- Must have elevated utilities
- Must be anchored to resist floating
- Must not be inhabited



## Terms and Definitions

**Accessory (Appurtenant) Structure** means a structure that is located on the same parcel of land as a principle structure and whose use is incidental to the use of the principal structure. Accessory structures should be no more than a minimal initial investment, may not be used for human habitation, and must be designed to minimize flood damage. Examples include: detached garages, carports, storage sheds, pole barns, and hay sheds.

Even small buildings are considered "development" and permits or variances with noted conditions are required. **CAUTION!** Remember...everything inside is likely to get wet when flooding occurs.