

**ACCESSORY BUILDINGS  
PREFABRICATED STORAGE ENCLOSURES  
LOCATION APPROVAL PERMIT  
(120 sq. ft. or less)  
GENERAL REQUIREMENTS**

**(1.) DEFINITIONS:**

**(a.) A Prefabricated storage enclosure** means an accessory storage enclosure manufactured primarily of plastic, vinyl or resin, or stamped metal panels and is designed to be assembled on site. A Prefabricated storage enclosure shall not be required to comply with the minimum construction requirements of the Uniform Building Code, including but not limited to snow and wind loads. Excluded from this definition shall be shipping containers or other containers used for moving and/or storage of personal belongings, membrane structures, and any enclosure five (5) feet or less in height and twenty-four (24) square feet in area.

**(b.) An accessory building** shall mean a building that is not a private garage that is accessory and incidental to the primary building, but excludes playground structures and similar equipment as determined by the building inspector.

**(2.) REGULATIONS:**

**(a.) Only one (1) prefabricated storage enclosure/accessory building (120 sq. ft. or less) is allowed per property**

**(b.)** The height of the prefabricated storage enclosure/accessory building is limited to 11 feet in height. Height shall be measured from the grade immediately adjacent to the door side of the prefabricated enclosure to the highest point of the roof.

**(c.)** A Prefabricated storage enclosure/accessory building is reviewed and inspected only for compliance with the municipality's zoning setbacks and other Zoning Code provisions, including separation from the dwelling and other buildings located on the property.

**(d.)** A Prefabricated storage enclosure/accessory building shall only be used to store personal property for residential use.

**(e.)** A Prefabricated storage enclosure/accessory building may be installed on a concrete slab or treated wood floor, or other floor acceptable to the municipality.

**(f.)** A minimum of four (4) hold-down restraints shall be required. One on each corner of the "Prefabricated storage enclosure/accessory building".

**(g.)** Prefabricated storage enclosures/accessory buildings shall not be connected to gas or electrical service.

**(h.)** Prefabricated storage enclosures/accessory buildings may not be located within an easement, without approval of the party granted the easement.

**(3.) LOCATION:**

**(a.)** A Prefabricated storage enclosure/accessory building is not allowed on vacant lots.

**(b.)** A Prefabricated storage enclosure/accessory building is not allowed within an easement.

**(c.)** A Prefabricated storage enclosure/accessory building is not permitted in the front yard.

**(d.)** A Prefabricated storage enclosure/accessory building shall be located a minimum of 10 feet from a dwelling or buildings on the site.

**(e.)** A Prefabricated storage enclosure/accessory building (120 square feet in area or less) may be located a minimum of 5 feet from side property lines, and may be located a minimum of 5 feet from the rear property line (limited to one accessory building or prefabricated structure at the 5 foot setback per property).

**(f.) DOUBLE FRONTAGE LOTS** – Prefabricated storage enclosures/accessory buildings may be located in the rear yard area, however, it must comply with the required front yard setbacks of the zoning district. Prefabricated storage enclosures may not be placed in the rear or exterior corner side yard on lots with three street frontages.

**(g.) CORNER LOTS** - No part of a Prefabricated storage enclosure/accessory building shall be located in a front yard, corner side yard, or any rear yard abutting a street on a corner lot. For a rear yard abutting a street on a corner lot, the setback shall be the required corner side setback of the zoning district, or not any closer to the street than the distance from the street to the principal building to which it is accessory, whichever distance is greater.

**FEES:**

**Prefabricated Storage Enclosures  
and  
Accessory Buildings  
(120 sq. ft. or less)  
Permit fee is \$60.00**

**All permits are subject to the  
Technology Fee of \$4.00**

**(4.) APPLICATION FOR PERMIT:**

**(a.)** One (1) copy of a survey (**ACTUAL SCALE, NOT ENLARGED OR REDUCED**) showing the location of the prefabricated storage enclosure/accessory building drawn to scale on the survey, the proposed setbacks to the property lines and other buildings on the same property (existing bldgs. must be drawn on survey), and underground utility location. Corner lot stakes will be required to be identified and visible at the location inspection or a new survey will be required.

**(b.)** The manufacturer's specifications for the prefabricated storage enclosure/accessory building.

**(c.)** A City of Franklin Building Permit Application.

**(5.) INSPECTIONS REQUIRED:**

**(a.) Location inspection** - mark lot lines (corner lot markers must be identified and exposed) and mark the location of the prefabricated storage enclosure on property.

**(b.) Final inspection** - when constructed and complete.

**ONLY ONE (1) PREFABRICATED  
STORAGE ENCLOSURE  
OR  
ACCESSORY BUILDING  
(120 sq. ft. or less)  
IS ALLOWED PER PROPERTY**

**ALL OTHER ACCESSORY BUILDINGS  
OR  
GARAGES  
MUST MEET THE REQUIRED SETBACK  
FOR THE ZONING DISTRICT  
CONTACT THE CITY  
DEVELOPMENT/PLANNING DEPARTMENT  
FOR SETBACK INFORMATION AT  
(414)425-4024**