

# Utility Buildings

## **NORTH EAST ZONING ORDINANCE** **Section 6-14. Utility Buildings**

### Section 6-14. Utility Buildings

1. These regulations relating to utility buildings shall apply in all districts.
2. Permit - Any person or persons, corporation, firm or association intending to erect a utility building shall, before any work is commenced, make application for permit. No such construction may be commenced without obtaining a permit.
3. Location - The building, including overhang or projections there from must be at least three (3) feet from any property line.
4. Utility buildings including overhang or projections there from must be constructed or placed in the rear yard or side yards provided they are at least three (3) feet from the property line, and in the case of a utility building in a side yard, provided that they are least eight (8) feet to the rear of a lateral projection of the front foundation of the building.
5. Construction Requirements - The base of the building or the floor thereof must not exceed one foot in height from the average height of the ground upon which it is placed.
6. Definition - For purposes of this section, a utility building is defined as an accessory building for the purpose of storage of tools, utensils or similar equipment such as a garden shed, etc. A utility building shall include but not be limited to temporary utility building, canopy carports, carports, roof with rafters.
7. A utility building shall not exceed 200 square feet in size and shall not exceed fifteen (15) feet in height.
8. Only one (1) utility building per lot is permitted. Two (2) utility buildings may be permitted on one contiguous property provided the property is greater than four (4) acres.
9. A utility building shall not be converted to an accessory apartment.

**PROCEDURE:**

- 1.** A construction authorization must be submitted to the North East Town Hall/106 South Main Street, North East, Maryland 21901. The fee is \$35.00. Please make check payable to the Town of North East.

All applications shall be accompanied by:

- a. Three copies of your building plans, drawn to scale showing the exact size proposed. Include a drawing or brochure of the proposed utility building.
  - b. Dimensions and shape of the lot where the utility building is to be placed.
  - c. The location of existing buildings, if any; and the location of the proposed utility building.
  - d. Distance of the utility building from the property lines.
  - e. Proposed use of the utility building.
- 2.** Once the Zoning Administrator has approved the construction authorization, the next step is to take the paperwork to the Cecil County Courthouse, Department of Permits and Inspections. The County must issue a building permit before commencement of construction of the utility building.