



City of Rochester, New Hampshire

Building and Licensing Services

Shed Regulations per the Zoning Ordinance

In Any Zoning District: (except mobile home parks) the minimum **rear and side** setbacks shall be 10ft for a single-story outdoor storage shed that is:

- 200 Square Feet or less
- Not situated on a permanent foundation
- Used in connection with a residential dwelling of four (4) or less dwelling units

In all cases, the **front** setback requirements must be adhered to Table 19-A – see below. *Corner lots may vary*

Mobile Home Parks: Only one single-storage building may be installed on any one mobile home lot. The maximum size shall not exceed 12' x 14' x 10' wall height. Must follow setbacks below.

Setbacks:

	Front	Side	Rear	Other Buildings/Structures
Agricultural	20'	10'	20'	10'
Residential 1	10'	10'	20'	10'
Residential 2 (1& 2 family)	10'	8'	20'	10'
Residential 2 (3 family & up)	15'	10'	25'	10'
Mobile Home Park	20'	15'	15'	10'
Neighborhood Mixed Use	-	5'	20'	10'

Footnote 1 – For lots that adjoin a residential district, the side setback on the side adjoining the residential district shall be the larger of the required side setback in the subject commercial zone or the adjoining residential zone.

Permits:

- 200 square feet or less an Express Building Permit can be applied for.
- Larger than 200 square feet, a minor building permit can be applied for, and follow regular setbacks.
- Sheds 600 square feet or larger, will require frost wall or engineered slab.

A site plan must accompany the application for the storage shed. See sample below.

