

## SHEDS AND GARAGES – WHAT YOU NEED TO KNOW



### Where can I put a shed or garage on my property?

Placement depends on several factors, including the size of the building and whether it's a new building or one that currently exists on the lot and needs to be replaced. However, the following regulations apply to all accessory buildings in the Borough:

- The building may not be placed in a front yard and must be set back at least three feet from the street-facing façade of the main structure.
- The building may not be more than 25 feet high.
- Except for small sheds (see below), the square footage of the building is included in maximum allowable lot coverage in the Zoning District where it is located.
- Permits are required prior to installation.

### FOR INSTALLATION OF NEW SHEDS AND GARAGES

**Small sheds: Buildings of 100 square feet or less not exceeding 11 feet in height** may be placed three (3) feet from the side and rear property lines. The shed must also be situated entirely to the rear of an imaginary line that represents an extension of any adjacent principal building's rear building line.

**Large sheds/small garages: Buildings of 300 square feet or less** may be placed three (3) feet from the side and rear property lines *by special exception granted by the Zoning Hearing Board* if the structure complies with the following:

- The width of the garage (the side facing the street) does not exceed 15 feet;
- The height of the garage does not exceed 13 feet and the side wall height of the garage (to the top plate of the wall) does not exceed 9 feet;
- The building materials are be of consistent quality on all sides;
- The entire garage is situated to the rear of an imaginary line that represents an extension of the principal building's rear building line.

*(More information on filing for a Special Exception can be found on the Borough website at [swarthmorepa.org](http://swarthmorepa.org) or by calling the Borough Office at 610-543-4599.)*

**Structures over 300 square feet (garages)** must be set back a minimum of ten (10) from the side and/or rear property line.

### FOR REPLACEMENT OF CURRENTLY EXISTING ACCESSORY STRUCTURES

An existing shed or garage, even if it does not meet the criteria listed above for new structures, may be removed and replaced provided that the following conditions are met:

- A permit for reconstruction of the garage is applied for within one year of the date the structure is removed.
- The reconstruction is completed within two years of the date the structure is removed.
- The replacement structure is located on the same footprint as the original structure and does not exceed the height or area of the accessory building that was damaged, destroyed or removed.