

Sheds

All Sheds, including prefabricated sheds, require a building permit before installation.

Sheds which are not greater than 81 square feet, do not exceed 15 feet in height, and are not closer than one-half the required set-back distance to the side and rear lot lines and in conformance with the front yard set-back requirements under Marblehead Zoning Bylaw 200-Table 2 Dimensional Regulations may be constructed by right with just a building permit.

Sheds exceeding 81 square feet in area are subject to all zoning set-back requirements.

The table below shows the allowed side and rear lot line set-backs for sheds up to 81SF.

Zoning District	½ side	½ rear
Expanded Single Residence Single Residence	7.5	7.5
Shoreline Expanded Single Residence Shoreline Single Residence	12.5	7.5
General Residence Harborfront District	4	4
Shoreline General Residence	5.5	4
Expanded Central Residence Business Residential Unrestricted District Central Residence	3	4
Shoreline Central Residence	4.5	4
Business District	4	0
Business 1	Varies 3 to 4.5	Varies 3 to 4.5
Smart Growth	N/A	N/A

If you are within the Historic District and your proposed shed is over 50 square feet in size you must get a Certificate of Appropriateness from the Old and Historic Districts Commission before applying for a permit.

Lot lines are not always where they appear to be and are sometimes difficult to determine in the field. If the shed is not on a permanent foundation then in lieu of a certified plot plan a homeowner may use a mortgage survey, tape survey or other such map to determine the location. If there is a dispute it will be the owner's responsibility to verify the lot lines.