



TOWN OF
Poolesville
MARYLAND

Poolesville Shed Permit Requirements

- Zoning Code Compliance Permit Application \$40.00
- House location plat with shed drawn on the plat and shall comply with the setbacks for an accessory structure
 - See attached Development Standards for setbacks and maximum lot coverage
- Shed must be located in rear yard
- Minimum side setback is 5'
- Minimum rear yard setback is 3'
- Maximum shed size requirements are located in attached Development Standard
- Plans or Picture of shed
- Once the Poolesville Zoning Code Compliance permit is approved, submit plans to Montgomery County Department of Permitting Services



TOWN OF POOLESVILLE
19721 Beall Street
P.O. Box 158
Poolesville, MD 20837
301-428-8927
www.poolesvillemd.gov

ZONING CODE COMPLIANCE PERMIT APPLICATION

A Zoning Code Compliance Permit is a certification of property use and shall be required for any of the following activities:

- Construction, reconstruction, erection, extension, enlargement, conversion or structural alteration of any building, including accessory structures;
- Change in use of an existing building or accessory structure to a use of a different classification;
- Occupancy and use of vacant land and existing structures;
- Change in the use of land to a use of a different classification;
- Any change in legally nonconforming use;
- Fences (commercial and residential); and
- Any temporary uses as defined under the Zoning Ordinance of the Town of Poolesville.

A Zoning Code Compliance Permit is issued subject to continued compliance with all requirements and conditions of the Zoning Ordinance and other regulations enacted by the Town of Poolesville, all as in effect at the time of issuance of the Zoning Permit, and may be revoked for noncompliance.

All Zoning Code Compliance applications will be approved in accordance with the procedures outlined under Zoning Ordinance 198.

1. Date: _____, 20_____

2. Applicant's Name:* _____

Address: _____

Phone: _____ Fax: _____

Email: _____

3. Property Owner's Name: _____

Address: _____

Phone: _____ Fax: _____

Email: _____

4. Legal Description of the Subject Property (list all parcels that apply)

Property Address: _____

Property Area in Square Feet or Acres: _____

Current Zoning: _____

*Applicants include: Property Owner(s), Engineer(s), Surveyor(s), or consultant(s)

15. Fee Included \$ _____

\$100.00 – New Construction

\$40.00 – Additions, Decks, Pools, etc.

\$15.00 – Fence or renovation

I hereby certify that the information shown herein is correct, and that the construction will comply with the approved plans, and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Applicant's Signature

Date

Property Owner's Signature (if different than Applicant)

Date

All relevant information on this form MUST be completed before the application is considered. Permit is valid for six (6) months.

Please submit an original completed application to:

Town of Poolesville
19721 Beall Street
P.O. Box 158
Poolesville, MD 20837

Town Use Only

Fee: _____

Approved

Renewal

Denied

Comments: _____

Signature: _____ Date: _____

Development Standards	PR 1/3	PR 1/2	PR 3/4	PTR 2+	PR-MUL 2	PRD 1	P-COMM 3
Minimum Lot Size: Area	14,520 sq.ft.	21,780 sq. ft.	32,670 sq.ft.	87,120 sq.ft. 4	3,600 sq.ft	43,560 sq.ft.	
Minimum Yard: Frontage on public road Width at building line Width at building line - Cul-de-sac	25 ft. 80 ft.	25 ft. 100 ft. 80 ft. 11	25 ft. 100 ft.	25 ft. 125 ft.	40 ft. 20 ft. 5	25 ft. 125 ft.	
Maximum Lot Coverage by main and accessory buildings 7	20 %	15 %	10 %	10 %	70 %	10 %	35 %
Maximum number of accessory buildings, including detached garages	2	2	3		See note 2		
Maximum floor area, accessory building 7	150 sq.ft.	240 sq.ft.	400 sq.ft.		See note 2		
Maximum floor area, garage (one per lot, only)	600 sq.ft.	600 sq.ft.	600 sq.ft.		See note 2		
Maximum building height 11 main building 7	<u>3</u> stories <u>35</u> ft.	<u>3</u> stories <u>35</u> ft.	<u>3</u> stories <u>35</u> ft.	50 ft. 7	See note 2	50 ft. 7	3 stories 30 ft.
Maximum building height, accessory buildings or structures (Ord. 163, 2/21/06)	14 ft.	14 ft.	14 ft.		See note 2		
Maximum building height detached garage 10	17 ft.	17 ft.	17 ft.	50 ft.	See note 2	50 ft.	
Minimum front building line, main building, from property line at public road (Ord. 163, 2/21/06) 14,15	40 ft.	<u>40</u> ft.	<u>40</u> ft.	100 ft.	10 ft.	10 ft. 7	
Minimum sideline setback for main building, interior lot (Ord. 163, 2/21/06) 15	10 ft.	10 ft.	10 ft.	17 ft.	10 ft. 8	17 ft.	See note 3
Minimum sideline setback for main building, corner lot (Ord. 163, 2/21/06)	40 ft.	60 ft.	60 ft.	60 ft.	40 ft.	50 ft.	See note 3
Minimum rear line setback for main building (Ord. 163, 2/21/06)	25 ft.	30 ft.	30 ft.	35 ft.	20 ft.	35 ft.	See note 3
Accessory buildings and structures (must be located in rear yard) Minimum side yard setback Minimum rear yard setback	5 ft. 3 ft.	5 ft. 3 ft.	5 ft. 3 ft.	5 ft. 3 ft.	See note 2		
Animal accommodations Maximum floor area Maximum volume Minimum setback from all residential property lines	20 sq.ft. 60 cu.ft. 40 ft.	20 sq.ft. 60 cu.ft. 50 ft.	20 sq.ft. 60 cu.ft. 50 ft.	50 ft.			
Site plan required	Yes	Yes	Yes	Yes	Yes	Yes	Yes