Residential Accessory Structures

The term residential accessory structure includes a private garage, storage structure, workshop, play set, greenhouse, etc. (see Unified Development Code [UDC] 11-1A-1). The structure must be detached and located on the same property as the residence. Please refer to the diagrams as you review the frequently asked question below.

Can I put a shed next to my rear fence?
One detached accessory structure that is 200 square feet in area, or less, may be placed in the required rear yard without a building permit (see UDC 11-2A-3D3). Detached structures and sheds over 200 square feet require a building permit.

Are there utility easements in my back yard?
An accessory structure placed or constructed in the required rear yard, is likely encroaching on an easement. If an easement beneficiary needs access to the easement, you may need to move and replace the structure at your expense.

Can I put a shed on the side of my house?
In no case shall an accessory building be allowed in the street yard or the required side yard (see UDC 11-2A-3D3).

How tall can my shed be?
See applicable Homeowner Association restrictions.

Are other structures allowed?
Additional accessory structures may be located on a residential property, provided they are not located in front of the residence, or within the required rear or side yards. For corner lots, no accessory structure shall be located in front of the residence, between the residence and the street, or within the required street yard. (See diagrams to the right for typical residential configurations and UDC 11-2A for standards applicable in residential zones.)

Do I need a building permit?
Detached accessory structures, including sheds that are over 200 square feet require a permit from Building Services. All attached and detached patio covers, regardless of size, require a building permit.

Do these same rules apply to fences?
Fences, including arbors, walls, lattice-work, arches, and other detached screening, are not considered accessory structures and are subject to different regulations. (See UDC 11-3A-7 for all regulations regarding fences.) Fences and walls require a permit from Building Services.
Storage Sheds - Residential

To: Residential homeowners, Contractors and Product Vendors
From: Brent Bjornson, CBO - Building Official
Date: August 15, 2017

Shed Installation Requirements:

- Verify setbacks and easements for placement. Call Meridian Planning at (208) 887-2211.
- Verify Homeowner’s Association requirements.
- All structures must be “detached” from the dwelling otherwise it is an “addition” and subject to all of the requirements in the International Residential Code.

No Building Permit

- 200 square feet or less (one-story) = no building permit required. Setback, placement and HOA rules must be observed. You may build on top of the ground using an “on-grade” foundation usually constructed with solid-concrete blocks laid out in evenly spaced rows or with parallel rows of large pressure-treated wood members. Blocks or timbers are leveled and then used to support the wooden floor frame. Rock base may assist drainage. Any electrical work requires an electrical permit.

Building Permit “Required”

- One-story sheds larger than 200 square feet and less than 600 square feet, unheated with no power require a shallow (slab) foundation with turned down edges to 12 inches deep. The shed must be approved and attached adequately to the foundation.
- One-story sheds larger than 200 square feet and less than 600 square feet, with power & heat require a footing and foundation to frost line (24 inches deep). The shed must be approved and attached adequately to the foundation. Electrical permit required.
- One-story sheds larger than 600 square feet require footing and foundation to frost line of 24 inches deep. The shed must be approved and attached adequately to the foundation.
- Sheds with tall walls (taller than 8’-0”), overhead storage, or mezzanine/lofts may require structural engineering and design. All two-story structures are subject to compliance with the International Residential Code.