



City of Mary Esther

Permit Guide for Residential Storage Buildings

Planning and Zoning Department

January 2015

This document provides the basic information necessary to complete a Building Permit Application for a storage shed or storage building.

Residential Storage Shed Requirements:

Storage Sheds: Storage sheds are permitted in all zoning districts subject to the following restrictions.

1. No accessory use or structure shall be installed, constructed, or placed so as to prevent the safe use of any property.
2. Accessory uses or structures located in side or rear yards which equal or exceed 200 square feet shall be no closer than seven and one half (7 ½) feet to any side or rear property line and must be setback at least seventy (70) feet from the front property line, except as otherwise specified in the City Code of Ordinances or Land Development Code.
3. Accessory uses or structures located in side or rear yards which equal or are less than 199 square feet shall be no closer than three and one half (3 ½) feet to any side or rear property line, except as otherwise specified in the City Code of Ordinances or Land Development Code.
4. Accessory uses and structures are prohibited in the front yard, except as otherwise specified in the City Code of Ordinances or Land Development Code.
5. Vehicles, manufactured homes, mobile homes, or truck trailers shall not be used as storage buildings.
6. No storage shed or building used for industrial storage or hazardous, incendiary, noxious, or pernicious materials shall be allowed.

Submittal Requirements Checklist:

1. ____ Building Permit Application. The application must be fully completed, signed, and notarized
2. ____ Proof of property ownership. This can be a recorded deed, closing statement, or property tax information. A printout from the Okaloosa County Property Appraiser's website is preferred.
3. ____ For structures less than 200 square feet, two (2) sets of scaled construction plans and two (2) sets of a scaled site plan.
4. ____ For structures equal to or greater than 200 square feet, three (3) sets of engineered construction plans and three (3) sets of a certified site survey by a Florida-registered land surveyor. The construction plans and site survey must be original, certified, signed, and sealed plans by a Florida-registered design professional (architect or engineer) and land surveyor.

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NOTE: You may be required to submit a Certified Foundation Survey prepared by a Florida registered land surveyor prior to any vertical construction for structures equal to or exceeding 200 square feet.

***Some circumstances may require additional information to be submitted prior to a development permit being issued.**

For further information, please contact our office:

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Mary Esther, FL 32569
850-243-3566 Ext.16

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