



City of Crystal River
Planning and Community Development Dept.

123 Northwest Highway 19
Crystal River, Florida 34428
Telephone: (352) 795-4216, ext. 317
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ACCESSORY BUILDING/SHED CHECKLIST

- Do you have a Building Permit and a Zoning Permit application for your shed?
 - If located in a flood plain – is the shed vented?
- Do you have survey or site plan drawn to scale, (no smaller than 11"x17") attached to your application that includes the property boundaries, principal structure (residence), other accessory structures, impervious walkways, driveways, etc., and the proposed location of the Accessory Building commonly known as a shed?
- If property if **NON-WATERFRONT** – Is the Accessory Building (shed) at least five (5) feet from the sides and rear of the property?
- If the property **IS WATERFRONT** – Is the Accessory Building (shed) at least twenty-five (25) feet from the water?
- If your property is on a corner – Is the Accessory Building (shed) at least twenty-five (25) from the side street by the side of the residence?
- Is the Accessory Building (shed) at least seven (7) feet away from the residence? The distance is measured from nearest roof eave to nearest roof eave.
- Is the Accessory Building (shed) twelve (12) feet high or less?
- Is the Accessory Building for an RV, boat, or large item sixteen (16) feet high or less?
 - Only one shed may be sixteen (16) ft. on the property.
- Are there more than three (3) Accessory Structures (sheds, fence, guest house, carport, etc.) on the lot?
- Do you have the impervious surface ratio (ISR) calculated, (see attached)? Label on survey/site plan both the existing ISR and the proposed ISR.

For further details please see City of Crystal River Ordinance 5.01.02-5.01.04

The cost of the permit depends on the cost of the Accessory Building (shed). The total permit fee is 1% of the cost of the structure, minimum \$100.00, plus 2.5% (of the permit price, minimum \$2.00) surcharge fee paid to the State of Florida. Visa, MasterCard, Discover, checks, and cash are accepted. A Notice of Commencement must be filed with the Clerk of the Court if the cost of the structure exceeds \$2,500.00, copy attached.

DISCLAIMER: THESE GENERAL GUIDELINES CAN BE APPLIED TO MOST APPLICATIONS. HOWEVER, EACH APPLICATION IS DIFFERENT AND IS EVALUATED INDIVIDUALLY IN ACCORDANCE WITH ALL THE APPLICABLE CITY OF CRYSTAL RIVER ORDINANCES THAT MAY NOT HAVE BEEN INCLUDED, OR REFERENCED IN THE GUIDELINES, OR ON A CHECKLIST.

I acknowledge that I have read and understand the Accessory Building Checklist.

Please sign here: _____

Date: _____

5.01.02. - Accessory buildings and structures in all zoning districts.

- A. There shall be a permitted principal structure in full compliance with all development standards and requirements of this LDC prior to issuance of a permit for an accessory structure. This provision shall not be construed to prohibit the establishment of an accessory structure simultaneously with the establishment of a permitted principal structure.
- B. Permissible accessory uses by zoning district are identified in Table 2.03.03.
- C. There shall be no more than three (3) freestanding accessory buildings on a lot.
- D. Accessory structures shall be shown on any site plan with full supporting documents as required by this LDC.
- E. Accessory structures shall be included in all calculations of impervious surface and stormwater runoff requirements.
- F. Accessory buildings shall not be located in any required buffer, landscape area, or stormwater management area.
- G. An accessory structure shall not be located within a front yard, except as specifically provided herein.
- H. An accessory structure shall not exceed twelve (12) feet in height except as provided in section 5.01.06. One (1) of the three (3) accessory structures may be constructed up to sixteen (16) feet in height to accommodate recreational vehicles, boats, or other large objects.
- I. Accessory structures shall meet the following setback requirements.

Table 5.01.02(I). Minimum Setbacks for Accessory Structures.

	Minimum Setback in all Residential Districts (ft.)	Minimum Setback in Nonresidential Districts (ft.)
Front	The greater of 25 feet or the required setback of the principal building	Setbacks set forth in Table 4.02.02(C) for principal buildings.
Side	5	
Rear	5	
Side, adjacent to street	25	
Waterfront ¹	25	25

¹ Docks are exempt from the waterfront setback. See section 5.01.07 for standards for docks, boat davits, boat lifts, boat covers, and boathouses.

(Ord. No. 05-0-08, §§ 1, 2, 5-17-2005; Ord. No. 12-0-26, § A., 9-24-2012)



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IMPERVIOUS SURFACE CALCULATION

This calculation takes a little time because you will be measuring the square footage of the impervious surfaces on the property. Just follow these steps. . .

Step #1: Identify the surfaces on your property that *rain can't penetrate*. That is an impervious surface.
For example: a sidewalk, driveway, pavers, or structure.

Step #2: Measure the *length x the width* of the impervious surfaces on the property as best you can.

Step #3: Add the measurements of the impervious surfaces.

Step #4: Find the total square footage of your property. Just visit the Citrus County Property Appraiser's website, www.citruspa.org and look up your property. The information you need is under the heading **Summary**. Look for **Est. Parcel Sqft** and you will find the estimated total square footage of your property.

Step #5: Divide the total square ft. of the impervious surfaces into the total square ft. of your property, multiply that number by 100; that equals the percentage of impervious surfaces.

Example: 500 sq. feet of impervious surface on your parcel
divided by
2500 parcel sq. feet equals impervious surface ratio

$$500 \div 2500 = .20$$
$$.20 \times 100 = 20 = 20\%$$

Step #6: Include that number on your application as a percentage.