

The Town of Elkton requires that a zoning certificate and a building permit be obtained from the Department of Building and Zoning (410-398-4999) for any accessory structures (**pools, sheds, fences, decks, etc.**) placed/erected on properties within the corporate limits of the Town.

The following provisions shall regulate the location of an accessory structure on the property:

- shall be prohibited in any required front yard or side street front yard.
- shall be distanced at least five (5) feet from the rear lot boundary lines but cannot be located in a recorded right-of-way or easement.
- if located in a district requiring a side yard and such building is entirely to the rear of the principal structure, the accessory structure shall be located at least five (5) feet from any side or rear lot line. If located in a district not requiring a side yard, the accessory building shall be located at least three (3) feet from the side lot line. In no instance shall the structure be placed in a recorded right-of-way or easement.
- if any portion of the accessory structure projects between a principal structure and the side lot line, the accessory structure shall comply with the required side yard restriction for a principal structure on that lot.

Allow a minimum of two (2) weeks for review of an application for a deck.

- if a corner lot adjoins in the rear a lot in any residential zone, no part of an accessory structure within twenty-five (25) feet of the common lot line shall extend closer to the street than the actual or required (whichever is less) depth of the front yard for the principal structure on the adjoining lot.

Additional stipulations:

Accessory structures shall not exceed the maximum height restriction for the zone in which they are located.

Accessory structures in residential zones shall not exceed the lot coverage nor the total square footage of the building to which it is an accessory.

Accessory structures, exceeding twelve (12) feet at the high point of the roof, shall be set back from the rear lot boundary lines an additional two (2) feet for every additional foot of height.

Accessory structures, even sheds, greater than four-hundred (400) square feet must be placed on a permanent foundation.

NOTE: NO DECKS, FENCES OR ACCESSORY STRUCTURES SHALL BE PLACED/ERECTED IN THE RECORDED FOREST CONSERVATION AREA

To acquire a building permit and zoning certificate for a deck, you will need to submit the following to the Department of Building and Planning:

- a completed building application
- if you are not the property owner, an affidavit from the owner of the property allowing placement of the deck
- if you are paying a contractor to build the accessory structure, provide the name, address and MHIC number of a Maryland-licensed contractor
- if you are purchasing the shed from a company for delivery to your home provide their brochure showing the construction specifications
- copy of property site plan showing the location of the accessory structure on the property in relation to ***all*** existing/proposed structures and the distance from the accessory structure to the property lines
- two (2) copies of plans showing how the accessory structure will be built. Include the height, width and depth of the structure; building materials labeled as to type and size; and approximate cost of materials.

When the permit is ready, a staff member will contact you. **Fees are payable** at the time of issuance of the building permit and zoning certificate.