Inspections Division
Date: 08/03/16

From: **Christina Stacey** <cstacey@portlandmaine.gov>
Date: Thu, Jun 23, 2016 at 11:31 AM
Subject: Re: set-back question
To: Peter Halpin <pbhalpin71@gmail.com>

Hi Peter,

The setbacks for most new one-story structures, attached or detached, would be: 25 feet from the front and rear property line and 8 feet from the side property lines (the side setbacks would increase for structures that are 2 or more stories).

The only exception is for small detached sheds that are 144 square feet or less, which may have the side and rear setbacks reduced to 5 feet. So if the potting shed would be small enough, you would qualify for this lower setback.

As far as height, the limit for a detached garage or shed is 18 feet. For a pitched or hip roof, the height is defined as "the vertical measurement from grade to a level midway between the eaves and the highest point of the roof." For a gambrel-style roof, the measurement goes from grade to a level two-thirds of the distance from the eaves to the highest point.

Hope this clarifies things, but don't hesitate to let me know if you have more questions.

Regards,
Chris

On Thu, Jun 23, 2016 at 7:34 AM, Peter Halpin <pbhalpin71@gmail.com> wrote:

Good Morning Ms. Stacey,

One month ago I looked into a permit for a garage. You reminded me of the 15-foot setback on sides and 25 foot for front and back. You also mentioned height cannot exceed 18 feet. I think you said, "height was the sum of ground to eve plus 2/3 the vertical distance eve to peak/ridge. Is that correct? Can you please confirm that again?—thanks very much!

We now want to create a potting shed instead of a permanent garage. We are not pouring a slab of concrete. The building inspectors are showing me options, instead of pouring concrete. Do potting sheds have to adhere to the 15-and 25 foot setbacks-- the same as permanent garages?

Thank you.

Peter B. Halpin