

City of Fitchburg Storage on Residential Lots

What you can store and where you can store it...

The rules and regulations detailed in this pamphlet are from the Fitchburg Zoning Ordinance. Some Fitchburg subdivisions may have rules or “deed restrictions” which go beyond these regulations, or which many not allow certain storage structures. Your realtor should have provided a copy of your subdivision’s “deed restrictions” when you purchased your property.

Detached Garages/Carports

A detached garage or carport is a structure used or intended primarily for storing passenger vehicles, trailer homes, motor homes or trucks, or other equipment used customarily on a road.

A detached garage, carport and storage buildings greater than 400 sq. ft. in floor area must comply with setback standards, which mean certain distances from your property lines to the building must be retained. Generally, these setback standards are not closer than 30 feet from your front lot line, 10 feet from your side lot line and 35 feet from the rear lot line. Check with the Zoning/Planning Department to determine if your lot differs from these requirements.

Detached garages and carports cannot be taller than the principal structure (house), and in no case, be more than 15 feet in height.

Maximum lot coverage rules apply as well. No more than 35% of your lot may be taken up by your home, sidewalks and any accessory structures (including decks).

A detached garage / carport shall not be forward of the front face of the principal structure.

You will need to apply for a building and zoning permit application to construct a garage/carport on your property. A site plan of the proposed addition identifying your setbacks, a 3-D visual, and a list of materials need to accompany your applications.

Storage Buildings, Sheds and Enclosures

Storage buildings must obey front setbacks and cannot be less than four feet from a side or rear lot line. They cannot be taller than the principal structure and in no case more than 15 feet in height. They cannot exceed 400 square feet in floor area. The maximum lot coverage ratio of 35% cannot be exceeded with the addition of a storage building. A building and zoning permit are required for all buildings larger than 64 square feet.

A storage building/shed/enclosure shall not be forward of the front face of the principal structure.

Additional Information

If you have additional questions, please contact the Planning/Zoning Department.