



City of Miami Gardens

Development Services – Building Services
18605 NW 27th Avenue, City Hall, 1st Floor
Miami Gardens, FL 33056
Tel: 305-622-8027 Fax: 305-626-4220

UTILITY SHED PERMIT REQUIREMENTS

1. Permit application completely filled out, including Folio No. (13 digit number from your Property Tax Statement or from Miami-Dade County Property Appraisers office at 1111 NW 1st St., 7th Fl) This information can also be accessed online at; <http://gisims2.co.miami-dade.fl.us/myhome/propmap.asp> and, or call 305-375-4008.
2. Owner-builder requirements:
 - Proof of ownership (warranty deed / recorded closing statement or tax receipt)
3. Bring two copies of the survey of the property.
4. Two copies of a site plan, (could be copies of the survey), showing the proposed location of the shed, distance to property lines and to any other existing structures, also show the location of water and or sewer lines, and or septic tank.
5. Two copies of the Approved Plans and Notice of Acceptance from the State of Florida, full size, no reductions, with the methods of installation highlighted.
6. Shed must be installed on a 3000 PSI concrete slab , 4’’ thick minimum, reinforced with 6x6-10/10 W.W.F or fiber mesh and have an 8’’x 8’’ minimum thickened edge with 1 # 5 continuous bar minimum, or as specified on the Product Approval Plans.
7. Shed, not exceeding fourteen (14) feet in height, shall be setback as follows:

Front	75 Feet
Rear	5 Feet
Side	7.5 Feet
Spacing from house:	10 Feet

UTILITY SHEDS, STORAGE BUILDINGS

Accessory Buildings, Structures or Uses

Zoning Standards – Typical*

- Shall not be closer than 75 feet from the front property line (R-1 and R-2)*
- Shall not encroach into utility easement
- No permit shall be issued unless principal building exists on front of lot
- Accessory buildings shall not occupy more than 30% of rear property yard area (R-1 and R-2)*
- Height- shall not exceed maximum permitted height in the underlying district
- Height – shall not exceed maximum height of the principal building on property

Standards	R-1 District	R-2 District	Townhouse	R-15, R-25, R-50 Districts
MAX Height	14 ft	14 ft	14 ft	20 ft
MIN Rear Setback	5 ft	5 ft	5 ft	25 ft
MIN Interior Side Setback	7.5 ft	5 ft	5 ft	15 ft
MIN Side Street Setback	20 ft	20 ft	15 ft	20 ft
MIN Space Bet Bldgs	10 ft	10 ft	10 ft	20 ft

*Please refer to the Miami Gardens Land Development Regulations, Article X and Article XI for use regulations.

*Please note that The Land Development Code may be subject to amendments from time to time. Verify all information with the Planning and Zoning Department.

