

# SHED PERMIT GUIDE



www.talbotcountymd.gov

215 Bay Street, Suite 3  
Easton, MD 21601  
410-770-6840



The Department of Permits and  
Inspections  
Talbot County, Maryland

## Zoning Certificate

- A zoning certificate is required prior to construction of a shed in Talbot County. A shed is defined as a one story residential storage structure 300 square feet or less. A zoning certificate application may be obtained from the Talbot County Department of Permits and Inspections located at 215 Bay Street, Suite 3, Easton, Maryland. Office hours are between 8:00 a.m. and 4:30 p.m. Monday – Friday. A fee is required for the permit. Each applicant is required to fill out the **entire** permit application and sign and date the bottom.

### SITE DRAWINGS

(For Building Permits & Zoning Certificates)

**(IF THE SHED IS SITE BUILT 3-SETS OF BUILDING PLANS ARE REQUIRED, INCLUDING FLOOR PLANS AND ELEVATIONS)**

**(IF SHED IS PRE-FAB A PICTURE OR BROCHURE WITH PICTURE IS REQUIRED)**

Submit THREE (3) Site Plans showing the following: DRAWN TO A STANDARD ENGINEERING SCALE OF

1"=10', 1"=20', 1"=50', ETC. WITH SCALE NOTED ON PLAN.

- The site plan and all existing and proposed structures and improvements including accessory utility equipment (ex: HVAC, generators) shall be drawn to the same scale.
- Location and dimensions of all roads, easements, property lines and natural features.
- Setbacks from property boundary lines, shorelines, streams, and wetlands to the proposed structure(s).
- All structures shall be shown on site plans and be properly labeled in order to be accepted.
- The location of the existing septic system and the Sewage Disposal Area (SDA) if applicable. Include the location of the septic tank(s) and the location of the distribution system (tile fields & distribution box or dry well). *If the applicant is unclear as to the location of the SDA, the applicant may contact the Office of Environmental Health to review the records. If an approved SDA exists on site, both the SDA and septic system must be shown on the plan.*
- The location of the well, labeled as existing or proposed.
- The location of the driveway, labeled as existing or proposed.

- After a stakeout inspection is completed by a building inspector and approved, the zoning certificate will be issued.
- An applicant is required to contact the Department of Permits and Inspections at 410-770-6840 for a final inspection upon completion of the shed structure.
- Construction must begin within nine months and be completed within eighteen months.

**This permit guide may not address all situations but is intended to provide general information for the permitting process.**

**Please contact our office for site plan requirements if needed.**