



Town of DeWitt – Planning Board



Fabric Shed Policy

Purpose:

Fabric roof/wall buildings “Fabric Sheds” are a source of concern to the Town of DeWitt relative to longevity, durability and the use of an architecturally unattractive building material and/or style that are contrary to town community development policy and guidelines.

The Town Planning Board has regularly attempted to verbalize a policy but this has been insufficient to inform and educate builders and property owners of the acceptable use (and misuse) of such construction. Consequently, this policy is intended to state the conditions under which Fabric Sheds may be permitted through the Site Plan Review process in the Town of DeWitt, outside the Village of East Syracuse.

Definition:

A Fabric Shed for purposes of this policy is any sort of enclosed or partially enclosed structure whose basic design includes a roof/wall material that is fabric. A key feature of Fabric Shed construction is that it is designed or intended as non-habitable space for unheated storage..

Policy:

It is the policy of the Town of DeWitt to limit the use of Fabric Sheds to the following applications:

1. Such construction is in an Industrial District.
2. Such construction is intended as a secondary or ancillary structure. This means that such a structure cannot be a principle structure, i.e., it is an accessory structure.
3. Such construction is compatible with adjoining properties and districts.
4. Such construction is not visible from any public street. Additionally, the structure shall not be visible from any lot line that abuts a non-Industrial district.
5. As a minimum, the construction of the lower two feet of wall shall be a sturdy material such as a reinforced concrete. Additionally, a foundation that extends below the frost line is required.

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