



**DATE:** April 21, 2023  
**INTERPRETATION NO.:** CI2023-0001  
**TITLE:** Shed Roof Exception  
**RELATED DEPT. & DIVISION:** Development Services Department - Residential Review  
**TOPIC:** Subchapter F, Exceptions  
**DECISION MAKER:** Brent D. Lloyd, Development Officer

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**SUMMARY:** This interpretation clarifies how to apply the shed roof exception found in Subchapter F, § 2.6 (E)(3)(b) (*Gables Plus Dormers Exception*). As explained below, the roof alone may extend beyond the limits of the setback planes. The roof is the portion of the structure that is above the top plate of the wall supporting the lower side of the shed roof.

**CODE SECTIONS:** Land Development Code (LDC) – Title 25

- [Chapter 25-2, Subchapter F, § 2.6 \(E\)\(3\)\(b\) \(\*Gables Plus Dormers Exception\*\)](#)

**CODE INTERPRETATION:**

LDC Chapter 25-2, Subchapter F, § 2.6(E) (*Exceptions*) provides exceptions for when structures may extend beyond the setback planes defined in § 2.6 (A)-(B). Per § 2.6 (E)(3)(b) (*Gables Plus Dormers Exception*), the following types of roof structures are permitted to extend beyond the limits of the setback plane:

- i. *Gables or a shed roof, with a total horizontal length of not more than 18 feet on each side of the building, measured along the intersection with the setback plane; and*
- ii. *Dormers, with a total horizontal length of not more than 15 feet on each side of the building, measured along the intersection with the setback plane.*

This interpretation clarifies how this exception applies to a shed roof.

Terminology

Following are the commonly understood meanings for these terms, which are used throughout this interpretation:

- Top plate: Continuous, horizontal piece of lumber across the top of a wall and connected to the studs. Specifically for purposes of this interpretation, the significant top plate is the plate below the lowest portion of the roof, not the highest portion of the roof. See Diagram 1: Terminology below.
- Wall: Vertical structure below the top of the top plate, including the top plate itself.
- Roof: Any structure above the top plate.

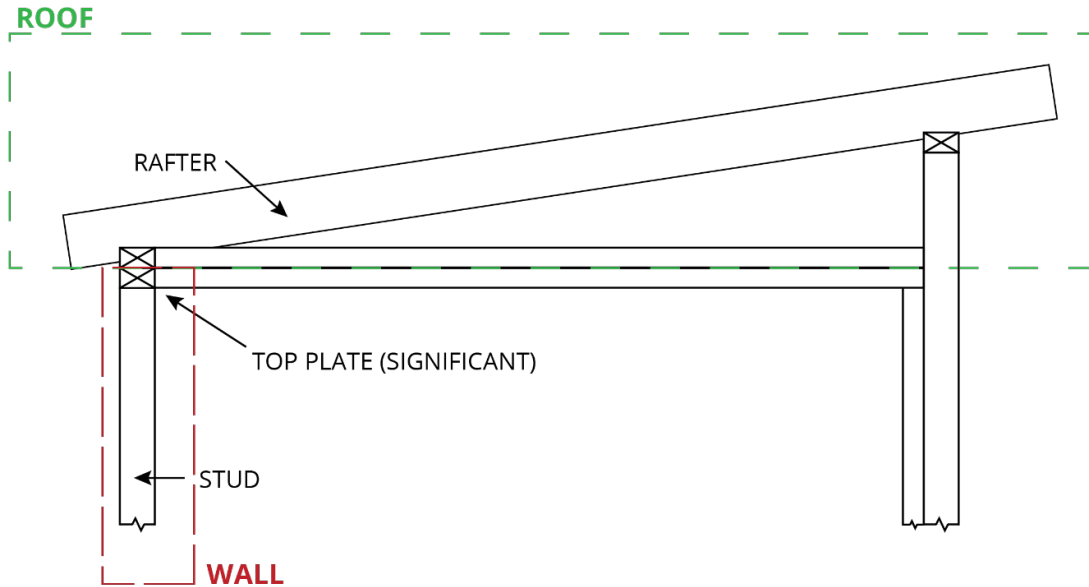


Diagram 1: Terminology

Shed Roof Exception

As stated in § 2.6 (E)(3)(b), shed *roofs* are permitted to extend beyond the setback plane if they meet the 18-foot dimensional limitation. Since *roofs* consist of structure above the top plate, only that portion of the structure that extends above the highest point of the top plate may extend beyond the setback plane. Any portion of the wall structure, including the top plate itself, is not considered “roof” and must be within the plane of the setback.

Examples

*Shed Roof with Slope Perpendicular to Property Line*

For a shed roof where the angled side of the roof is perpendicular to the property line, see Diagram 2 below.

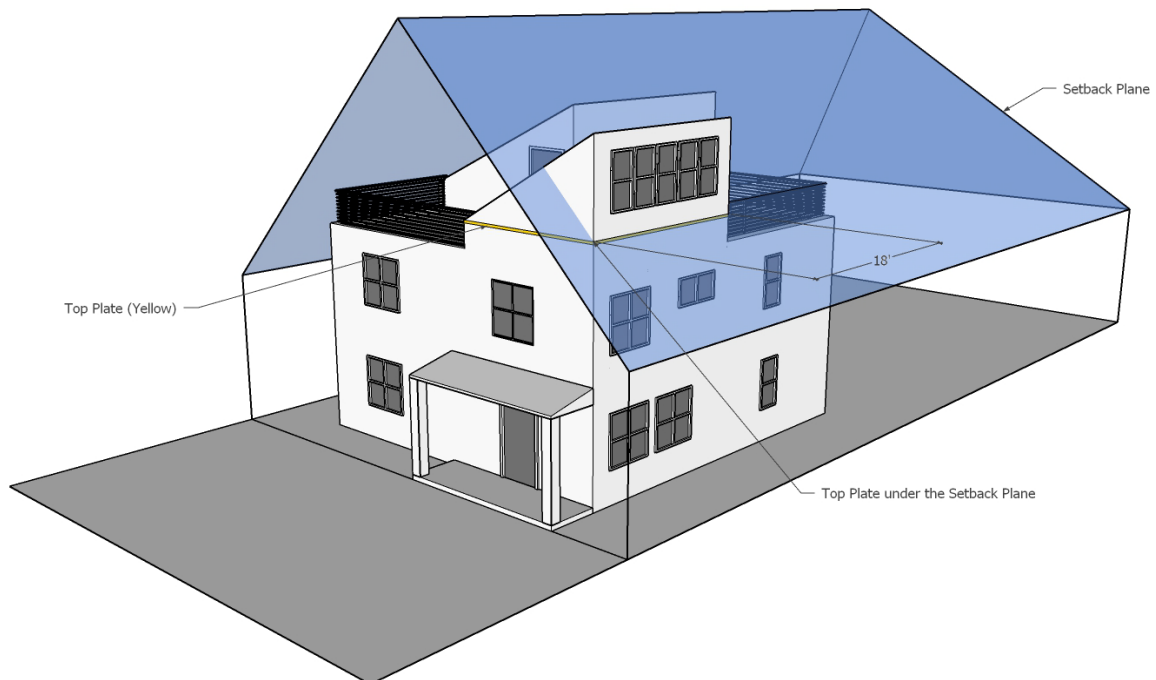


Diagram 2: Shed Roof Slope Perpendicular to Property Line

*Shed Roof with Slope Parallel to Property Line*

For a shed roof where the angled side of the roof is parallel to the property line, see Diagram 3 below.

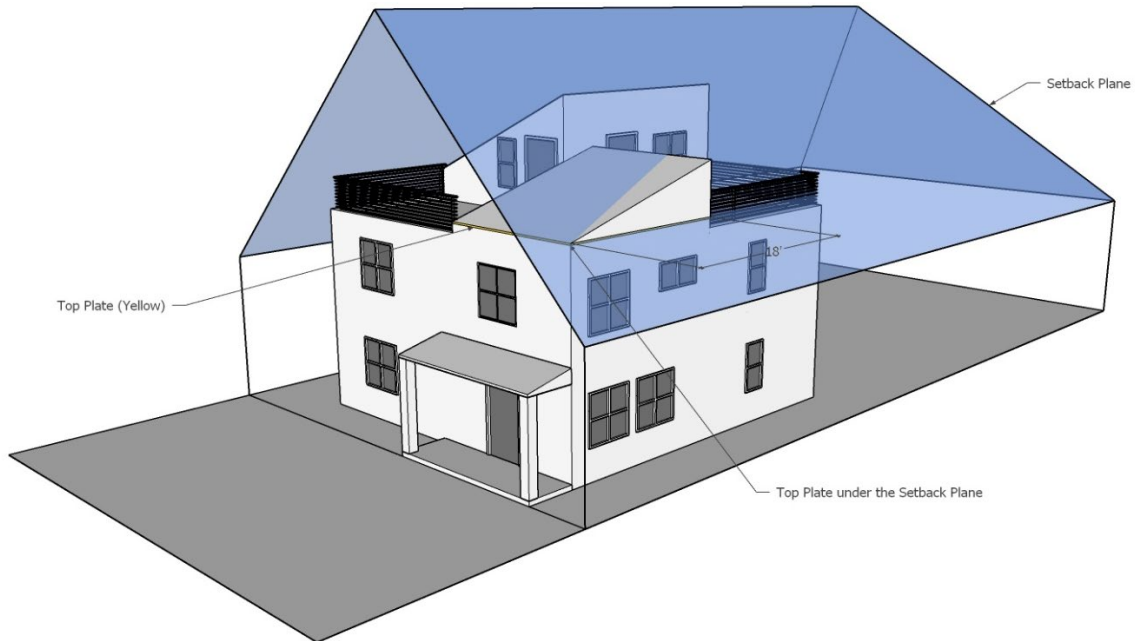


Diagram 3: Shed Roof Slope Parallel to Property Line

Conflict Between the Text and Figure

The drawing accompanying LDC Chapter 25-2, Subchapter F, (see: [Figure 14: 18-foot Exception for Shed Roof](#)) is a thematically useful depiction of top plate in relation to a shed roof. However, it incorrectly depicts the top plate of the wall extending beyond the tent, which is inconsistent with the proper interpretation of § 2.6 (E)(3)(b), as stated above, and therefore not allowed. Per LDC [§ 25-1-3 \(Conflicts\)](#), the text controls over Figure 14.

Brent D. Lloyd, Development Officer