



The following accessory structure requirements apply to the construction of any accessory building used for storage (other than a garage) in a residential zone:

- As an accessory building, a shed shall not be constructed prior to the construction of the main building (dwelling).
- A shed may be attached to a dwelling unit or may be a detached, free-standing structure.
- A shed cannot be located within any easement, such as for utilities or for drainage.
- The maximum allowed height for a shed is 12 feet above the ground (not from the top of a concrete slab or any other supporting structure).
- The size of a shed is limited by the lot coverage maximum for the zone in which the property is located. For example, in the R-1 Zone which has a 50% lot coverage limit, the square footage of the shed, when added to the square footage of the footprints of all other structures on the site, shall not total more than half the lot area.
- Sheds larger than 120 square feet require a building permit. All sheds containing plumbing or power require a building permit. All sheds attached to the main building require a building permit.
- If attached to the main building...
 - a. a building permit is required.
 - b. the shed shall not be located in the front yard.
 - c. the shed must meet the same setback requirements as the dwelling, which are 5 feet from side property lines and 10 feet from the rear property line.
 - d. the method of attaching the shed to the dwelling must be fully depicted on the submitted plans.
- If detached from the main building...
 - a. the shed must be located within the rear half of the lot.
 - b. the shed must be set back at least 5 feet from all property lines.
 - c. the shed must be located at least 10 feet from any dwelling on any lot.

For more information on shed construction or building permit plan requirements call (650) 259-2330.