

STORAGE SHEDS ON RESIDENTIAL LOTS

GENERAL INFORMATION

One shed can be allowed on most single-family residential zoned lots when the requirements outlined in this handout are complied with. Sheds larger than 120 square feet, more than one story, attached to a house or other building, with a heat source, or intended to be used for anything other than storage of tools or other household items are classified as garages and are subject to different regulations than what is outlined within this handout.

MUNICIPAL CODE REQUIREMENTS

- Property owners are allowed to have only **one** shed on their property
- The total area (“footprint”) of the shed is required to be 120 square feet or less
- The shed must be a single-story building
- The shed must be no taller than the home on the site
- The shed is required to sit on a simple concrete slab, pier blocks, or soil
- The shed cannot be attached to a house or other building
- The shed cannot be in or near a critical area (e.g. wetland, stream, slope greater than 15% and their associated buffers)
- The shed is required to be located in the rear yard and is required to maintain a minimum 5-foot setback from all property lines and all other structures – see the illustration to the right for information on where a rear yard is located
- The shed is not allowed to have a permanent heat source
- The shed is intended to be for storage of tools or other household items
- The shed cannot be a space that is slept in
- Sheds cannot be located in most drainage or utility easements. It is the property owner’s responsibility to know where all easements and encumbrances on their property are located.

Sheds that comply with all of the listed municipal code requirements can be installed/constructed without a building permit.

If you are unsure if your proposed shed meets the requirements outlined within this handout contact the City for assistance.

OTHER REQUIREMENTS

- It is the property owner’s responsibility (not the City’s) to verify compliance with rules and requirements from their Homeowners Associations, Neighborhood CC&Rs, and rules imposed within Manufactured/Mobile Home Parks.
- Homeowners are responsible for correctly locating their property lines to ensure compliance with the above-listed setbacks that are required to be observed.

The purpose of this handout is to assist the public in complying with detailed permit submittal requirements. It is NOT a complete list of permit or code requirements and should NOT be used as a substitute for applicable laws and regulations. It is the responsibility of the owner/design professional to review the submittal for completeness and applicability to other codes. Only complete applications can be accepted by the City for review.

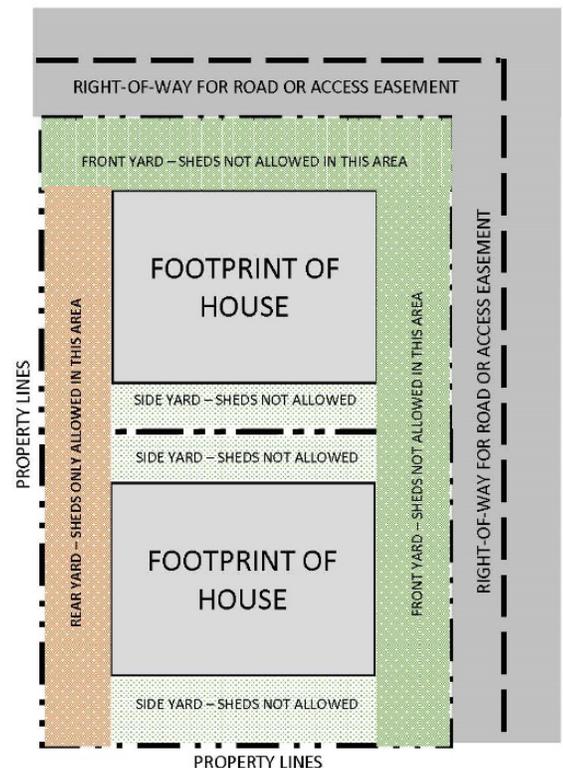


Figure 1: Illustrating the location of a rear yard which is the only place a storage shed subject to the regulations in this handout can be placed