

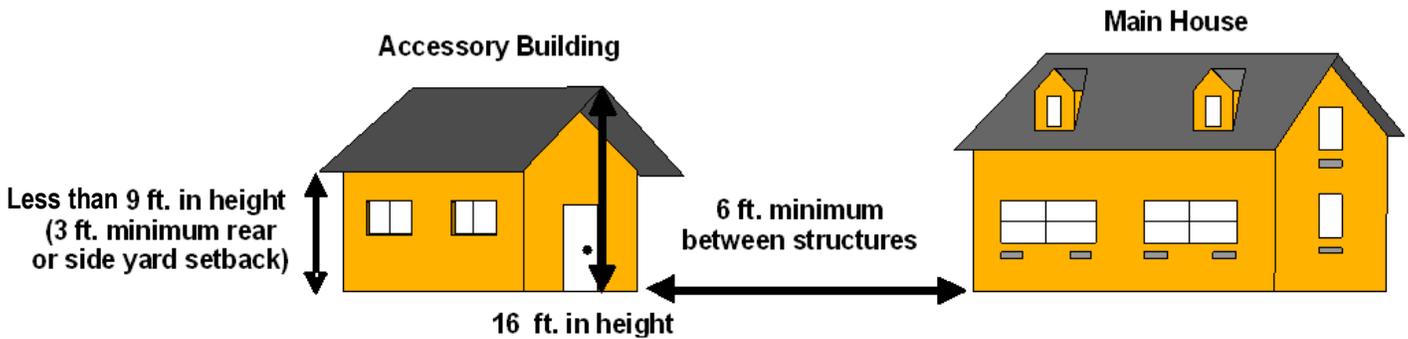
ACCESSORY BUILDINGS (Sheds)

Residential

THIS HANDOUT IS A SUMMARY OF REQUIREMENTS

Please refer to section 17.64.020 Accessory Structures of the City's Municipal Code

ACCESSORY BUILDING: A detached, enclosed structure located on the same lot with the principal building, the use of which is incidental and entirely secondary to that of the principal building. Any accessory building in a residential zone shall be located on the rear half of the lot and at least 6 feet from any dwelling on the lot.

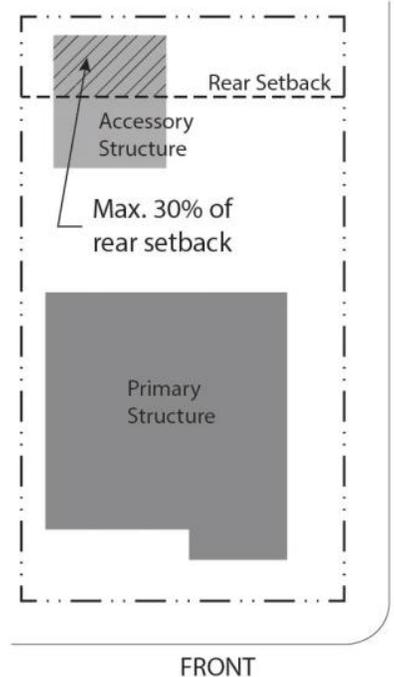


Lot Coverage: The total square footage of all accessory buildings must not exceed 30% of the side and rear yard. Total lot coverage of primary and accessory structures shall not exceed 50%, unless otherwise allowed in the base zone. The floor area of the accessory building may be a maximum of 75% of the size of the primary structure.

Permits Required: A Design Review Permit is required for all accessory structures over 120 square feet or over 12 feet in height. All accessory structures are required to meet the required setbacks, regardless of size. *See the City of Woodland fee schedule for fees.*

When applying for Design Review, please provide the following:

- Site plan diagram drawn to scale.
- Color photos of existing house.
- Color samples of paint and materials to be used.
- Roof samples.
- Elevations of all 4 sides of the accessory building drawn to scale.



Max. Lot Coverage (Primary + Accessory) = 50%

After any necessary Design Review is approved, a Building Permit is required for all accessory structures 120 square feet or greater, or that are attached to an existing structure, or that require utility hookups, regardless of square footage.

Fire Access: A minimum 3-foot ingress/egress pathway into a backyard shall be maintained for fire access.

Height: Accessory structures shall not exceed 16 feet in height. A two-story accessory structure no greater than 25 feet in height may be allowed at the rear of a lot that abuts an alley, but must comply with a minimum 10-foot side property line setback.

Accessory buildings in residential zones shall conform to the following setback requirements:

Table 17.64.020.D-1: Accessory Structure Setbacks	
Eave Height at Point Closest to Property Line	Minimum Setback from Interior Side or Rear Property Line
Less than 9 feet	3 feet
At least 9 feet but less than 10 feet	4 feet
At least 10 feet but less than 11 feet	5 feet
At least 11 feet but less than 12 feet	6 feet
12 to 16 feet (subject to review)	7 feet

The accessory building may not be located in the front or street side setbacks of the base zone, unless otherwise allowed in Section 17.64.060, Projections into Required Setbacks.

Accessory structures shall be setback a minimum of 4 feet from any alley, unless determined exempt. If the accessory building will be used as a garage, a 24-foot back-up space is required.

Additional Requirements:

- Accessory buildings may not encroach into recorded utility easements.
- Accessory buildings in residential zones shall be oriented and designed to minimize visual impacts on adjoining properties. They must be of a compatible size, scale, and appearance to be in harmony with the surrounding development.
- Accessory structures shall not have permanent indoor kitchens, full bathrooms, and may not be designed for full-time living, dwelling, or rental purposes. Separate requirements apply to accessory dwelling units (ADUs) – Please contact the Planning Division for further details.

If you have questions, please call the Community Development Department at (530) 661-5820 or visit the front counter at 300 First Street, Woodland, CA 95695.