



City of Woodland

COMMUNITY DEVELOPMENT DEPARTMENT

300 FIRST STREET WOODLAND, CA 95695

(530) 661-5820 (530) 406-0832 FAX

<http://www.cityofwoodland.org>

Accessory Buildings Setback & Permit Requirements

City of Woodland Zoning Code - Section 25-21-1-A & B / CRC 2010

Definition—Accessory Building: A detached building located on the same lot with the principal (main) building, the use of which is normally incidental and entirely secondary to that of the principal building.

Guest House: Living quarters within an accessory building for use by temporary guests of the occupants of the premises, having no kitchen or cooking facilities and not rented or otherwise used as a separate dwelling.

General Requirements for Accessory Buildings

Accessory Buildings shall be constructed detached from the main building.

Any accessory building in a residential zone, including guest houses, shall be located on the rear one-half (1/2) of the lot, at least 6 feet from any dwelling on the lot, and at least 3 feet from any property line.

Accessory buildings 10 feet in height or greater at the point closest to the property line shall be located not less than 15 feet from the main building on adjoining parcels.

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

| IF BUILDING HEIGHT AT THE POINT CLOSEST TO THE PROPERTY LINE IS... | THE MINIMUM DISTANCE FROM SIDE OR REAR PROPERTY LINE IS... | THE MINIMUM DISTANCE TO MAIN BUILDING ON ADJOINING LOT | MINIMUM FIRE-RESISTANCE RATING ON WALL |
|--|--|--|--|
| At least 7 feet but less than 9 feet | 3 feet | N/A | 1 HOUR/BOTH SIDES OF WALL <5 ft |
| At least 9 feet but less than 10 feet | 4 feet | N/A | 1 HOUR/BOTH SIDES OF WALL <5 ft |
| At least 10 feet but less than 11 feet | 5 feet | 15 feet | 0 HOURS |
| At least 11 feet but not more than 16 feet | 6 feet | 15 feet | 0 HOURS |
| <u>Greater than 16 feet and higher*</u> | 7 feet | 15 feet | 0 HOURS |

*One story accessory buildings may exceed 16 feet in height in order to match the architectural style and roof pitch of main building. Accessory buildings however may not exceed height of main building.

Accessory buildings in the N-P Zone and other historic neighborhoods (1940s and earlier) may exceed 16 feet in height if the proposed height, number of stories, and architectural style are similar to and compatible with existing accessory buildings in the same block or adjoining blocks.



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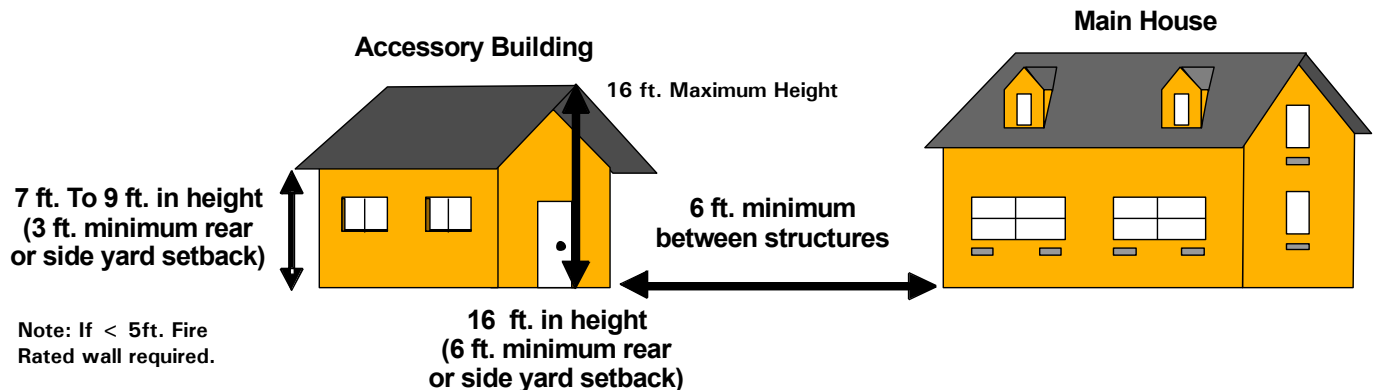
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Accessory Buildings Requirements *Detail*



Lot Coverage: The total square footage of all accessory buildings shall not occupy more than thirty (30) percent of the rear yard, or exceed 1,000 square feet, whichever is less. Projections between 2 and 5 feet from the property line shall be 1-hour fire rated on the underside. No projection may be closer than 2 feet to the property line.

Exempt from Building Permit: Accessory building 120 square feet or less in area do not need a building permit, but shall not exceed a maximum height of 10 feet.

Dwelling Unit: Except for guesthouses, accessory buildings shall not be used for dwelling purposes.

Additional Location requirements:

- (1) On a corner lot the accessory building shall not project into the front or street side yard setback.
- (2) Accessory buildings used as a garage shall provide a minimum of 24 feet of backup distance.
- (3) Accessory buildings adjacent to alleys shall have a minimum setback of 4 feet from the alley right of way.
- (4) Accessory buildings may not encroach into recorded utility easements.

Submittal Requirements: Site Plan & Design Review (*see fee schedule for processing fee*) is required before applying for building permit. When applying for site plan & Design review, you will need to provide the following:

- (1) site plan diagram drawn to scale,
- (2) color photos of existing house,
- (3) color samples of paint to be used,
- (4) roof samples,
- (5) and elevation drawings of all 4 sides of the accessory building drawn to scale.