

## Accessory Buildings Setback & Permit Requirements

City of Woodland Zoning Code - Section 25-21-1-A & B / CRC 2013 R302

**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. Restrictions apply if less than 5 feet from property line. See details below.

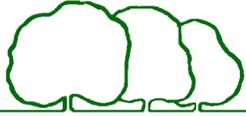
Accessory buildings 10 feet in height or greater at the point closest to the property line shall be located not less than 15 feet from the main building on adjoining parcels.

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.



City of Woodland

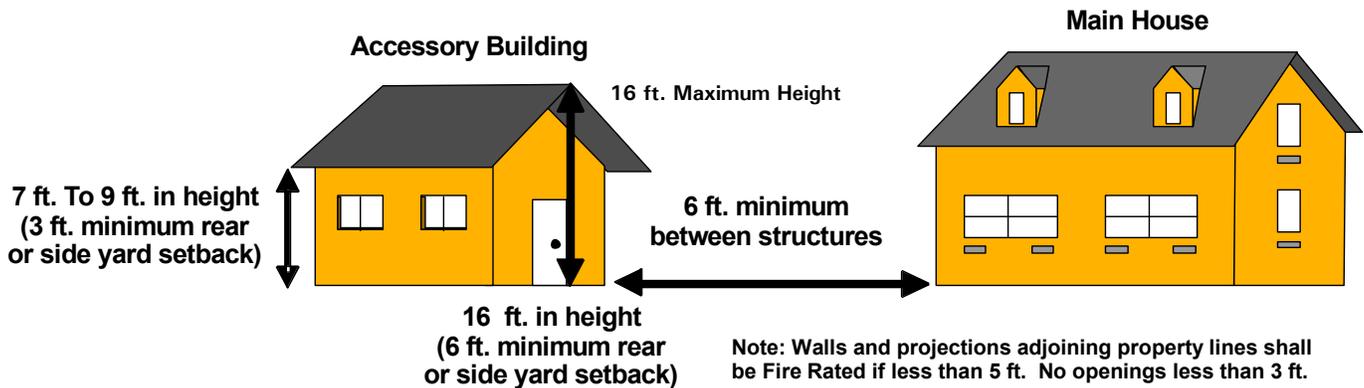
COMMUNITY DEVELOPMENT DEPARTMENT

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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.

**Exempt from Building Permit:** Accessory buildings 120 square feet or less in area do not need a building permit, but shall not exceed a maximum height of 10 feet. Detached tool sheds and storage sheds, playhouses and similar structures exempted from permits are not required to provide wall protection based on location on the lot. Projections beyond the exterior wall shall not extend over the lot line.

**Dwelling Unit:** Except for guesthouses, accessory buildings shall not be used for dwelling purposes. Guesthouses may need to have fire sprinklers; Fire Department approval required.

### Additional Location requirements:

On a corner lot the accessory building shall not project into the front or street side yard setback.

Accessory buildings used as a garage shall provide a minimum of 24 feet of backup distance.

Accessory buildings adjacent to alleys shall have a minimum setback of 4 feet from the alley right of way.

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 a 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) elevation drawings of all 4 sides of the accessory building drawn to scale