Storage Shed Requirements

Building Permit Requirements:
A building permit is required for the construction and/or installation of a storage shed over 120 square feet of floor area. A storage shed that is 120 square feet or less does not require a building permit.

Property Setback Requirements for Accessory Buildings:
A storage shed that is 120 square feet or less and does not exceed 8’ in height does not require a building permit and is not subject to property setbacks. A storage shed that is 120 square feet or less but exceeds 8’ in height does not require a building permit but will be subject to property setback requirements. A minimum 5’ property setback applies to all storage sheds exceeding 120 square feet regardless of height.

Yuba City Municipal Code Section 8-5.5001 C. Residential accessory buildings (including guest houses).
In addition to the standards established by the district in which the building is located, the following standards apply:
1. Unless otherwise provided for in this chapter residential accessory buildings are subject to lot coverage requirements.
2. A residential accessory building cannot be constructed prior to the main building on the lot.
3. No accessory building, except garages or carports, may encroach on the front 1/2 of any lot or be within 50 feet of the front property line, whichever is less.
4. Height limits/yard reductions –

<table>
<thead>
<tr>
<th>a. Type of Building</th>
<th>Building Height (maximum)</th>
<th>Minimum Rear Yard</th>
<th>Minimum Side Yard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Children's Playhouse</td>
<td>8</td>
<td>0(1)</td>
<td>0(1)</td>
</tr>
<tr>
<td>Storage Shed</td>
<td>8</td>
<td>0(1)</td>
<td>0(1)</td>
</tr>
<tr>
<td>Accessory Building</td>
<td>10 ft.</td>
<td>5 ft.(2)</td>
<td>5 ft.</td>
</tr>
<tr>
<td></td>
<td>15 ft.</td>
<td>10 ft.</td>
<td>5 ft.</td>
</tr>
<tr>
<td></td>
<td>20 ft.</td>
<td>Outside Rear Yard</td>
<td>5 ft.</td>
</tr>
</tbody>
</table>

(1) Within a required interior side or rear yard one building used exclusively as a storage shed and one structure for a children's playhouse is permitted, and not subject to lot coverage limitations, provided:
  i. Each has a roof area of less than 120 square feet;
  ii. Each does not exceed 8 feet in height; and
(2) For those lots that back onto a General Plan street with a City maintained landscape strip the height of an accessory building shall not exceed 8 feet when located within 10 feet of the rear lot line.

Plan Submittal Requirements:
Submit completed application along with 3 complete sets of construction plans that include the following:
1. Plot Plan (Site Plan) (minimum scale 1”=20’) – see example
2. Construction Drawings to include;
   a. Foundation (provide footing detail)
   b. Floor Plan (show all dimensions, label room uses, specify size, type and location of all openings)
   c. Electrical, if applicable (show all lights, switches and receptacles)
   d. Framing (specify header sizes and size and spacing of all repetitive framing members)
      i. Provide braced wall panel plan or specify method of lateral bracing.
   e. Roof (roof framing, roof cover material and specify slope)
   f. Exterior Elevations, specify type of exterior siding

Note: Plans must identify the project address, include the property owners name and address, and be signed by the person who drew the plans.