

City of Watsonville

**COMMUNITY DEVELOPMENT
DEPARTMENT**

POLICY AND PROCEDURE

RELATED CODES & SECTIONS:

CBC 106 Permits Municipal Code Title 14 Zoning Regulations

Subject: Permit Requirements for Storage Sheds in Residential Single Family or Duplex Properties

Date: July 13, 2005

Approval:



I. PURPOSE

To provide clear guideline on permit requirements for storage sheds and to clarify specific requirements for all exempted storage sheds noted under this policy.

II. POLICY

All storage sheds in residential, commercial, and public facilities, regardless of size, will be considered an accessory structure and must comply with the requirements of the zoning regulations contained in the City Municipal Code and comply with all the requirements of the State Building Standards regulations.

Exception 1: One storage shed for use on residential properties with maximum of two dwelling units on the property, will not require a permit if the following requirements are met:

1. Only one storage shed is exempt. All sheds beyond the first one will require approval and permits from Planning and Building.
2. The storage shed will be used for storage of personal items, garden tools, playhouses and similar uses. The storage sheds will not be used for habitable purposes including the following:
 - a. Not for residential type occupancies.
 - b. For wood shops or similar types of uses, personal or otherwise.
 - c. For artist studios or similar uses, personal or otherwise.
3. The building footprint for the shed shall not exceed 120 sq. ft. Roof overhangs shall not exceed 12" from the face of the exterior wall, including rain gutter.
4. The shed will maintain a minimum three (3) foot setback to adjoining property lines and other structures located on site. This measurement will be measured from the walls of the shed to the assumed property line.
5. The structure will not exceed eleven feet in height measured from the peak or highest portion of the roof to grade.
6. The sheds will have no plumbing, electrical or mechanical equipment installed.

7. All roof run-off water from the shed will be properly disposed to an appropriate location and not into neighboring properties.
- Deviation of any one or a combination of these requirements will require review, approvals and permits for the installation of the shed or to rebuild/retain existing sheds from Planning and Building.
 - The Community Development Director or the Assistant Community Director may review other situations which do not fit in the context of this policy and waive requirements to this policy, as he deems necessary and in compliance with local, State, or Federal requirements.

NOTE: This policy only outlines the City requirements for these sheds. It is the property owner's responsibility to verify compliance with requirements of your Home Owners Association or CC&R's for your property.

III. BACKGROUND

Storage sheds have been an ongoing code enforcement issue in the City with regulations having conflicting requirements. Zoning required permits for any accessory structures beyond the main house and the State Building Codes exempted storage sheds if they were 120 sq ft. or less. The exemption did require setbacks from the property lines and other structures and appropriate disposal of drainage generated. Zoning also had a six-foot setback required from all structures and the State Building Code allowed for a three-foot clearance. In addition, the State Building Code did not specify how many sheds under this size could be installed, so it was not uncommon to have several sheds covering the entire back yard.