

<p>Full Service Center 827 7th Street, Room 102 Sacramento, CA 95814 <i>M-F 8:30am - 4:30pm</i></p>	<p>East Area Service Center 5229 Hazel Avenue, Suite B Fair Oaks, CA 95628 <i>M-Tu. 9:00am - 4:00pm</i></p>
<p>Bradshaw Center 9700 Goethe Road, Suite A Sacramento, CA 95827 <i>M-F 8:30am - 4:30pm</i></p>	<p>North Area Service Center 3331 Peacekeeper Wy., Suite 100 McClellan, CA 95652 <i>W-Th. 9:00am - 4:00pm</i></p>

Residential Accessory Structures

Purpose:

To establish consistent criteria for permitting (if required) and construction for non-habitable residential accessory structures used as tool or storage sheds, playhouses and similar uses.

Policy:

All accessory structures, regardless of the size, shall not be located in a maintenance easement, on a public utility easement, or in front and side street setbacks as required by the Zoning Code of Sacramento County. The location of any such structure on the property must be a minimum of 6 feet from the dwelling and from any other structure on the site. In addition, the following applies depending on the size of the structure:

1. **One-story structures not exceeding 120 square feet in area: No building permit required provided:**
 - a. The structure does not exceed 9 feet in height measured from the adjacent adjoining ground to the highest point of the roof.
 - b. All parts of the structure, including eave overhangs, do not project more than 12 inches beyond the exterior walls, nor over property lines.
 - c. The structure may be located at the property line as long as it is not located in the maintenance easement required by the Zoning Code where the neighboring dwelling has a zero side yard.
 - d. The maximum width or length of the structure shall not exceed 16 feet.

Note: Water cannot shed off the structure onto an adjacent lot. See County Document GI-21 for additional setback information. A permit is required for any plumbing and/or electrical installations on or within the structure.
2. **One-story structures over 120 square feet but not exceeding 200 square feet in area (also structures less than 120 square feet in area but exceeding 9 feet (14 feet maximum) in height or having overhangs projecting more than 12 inches beyond the exterior wall):**
 - a. A building permit **is** required. Allowable setback, height and life safety requirements will be determined during plan review.
 - b. Non-engineered structures shall meet the conventional construction requirements of the CRC. See County document ST-8 for typical conventional framing details. (See parts c & d below for exceptions to braced wall panels and foundations).
 - c. Except for method GB, braced wall panel lengths may be reduced to 3 feet 6 inches at the short side when that side contains the door to the structure.
 - d. Structures of this size may be supported on a galvanized steel foundation or a wood foundation provided:
 - (1) Treated wood is used when in direct contact with the ground. (CRC Section R317.1.2)
 - (2) Any wood (including plywood) not in direct contact with the ground but nearer than 6 inches to earth shall be treated wood or wood of natural resistance to decay. (CRC Section R317.1, part 5)
3. **One-story structures over 200 square feet in area:**
 - a. A building permit **is** required. Allowable setback, height and life safety requirements will be determined during plan review.
 - b. Non-engineered structures shall meet the conventional construction requirements of the CRC. See County document ST-8 for typical conventional framing details.

Note: For Items 2 and 3, when a structure is supported on a concrete perimeter footing or is fully enclosed with any type of skirting, the clearances of 12 inches to the bottom of girders and 18 inches to the bottom of joists must be provided. (CRC Section R317.1)

Where concrete or masonry piers supporting the framing are used, they must project at least 8 inches above exposed ground, unless the columns or posts they support are of approved wood of natural resistance to decay or treated wood. (CRC Section R317.1.4)