



Community Development Department

Building Division

Phone: (530) 822-4629

Fax: (530) 822-7575

Web: [http:// www.yubacity.net](http://www.yubacity.net)

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 –

a. Type of Building	Building Height (maximum)	Minimum Rear Yard	Minimum Side Yard
Children's Playhouse	8	0(1)	0(1)
Storage Shed	8	0(1)	0(1)
Accessory Building	10 ft.	5 ft.(2)	5 ft.
	15 ft.	10 ft.	5 ft.
	20 ft.	Outside Rear Yard	5 ft.

(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.