

Utility Sheds in Residential Districts

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Utility sheds are one-story structures that are accessory to the residential use. Community Development staff can approve utility sheds in all residential districts, except R-M-3.6, if they comply with the specific development standards listed in the Zoning Code. Utility sheds are not allowed on R-M-3.6 zoned property. Accessory structures not considered as utility sheds, shall comply with the developments standards listed in *Section 37-137* of the Zoning Code.

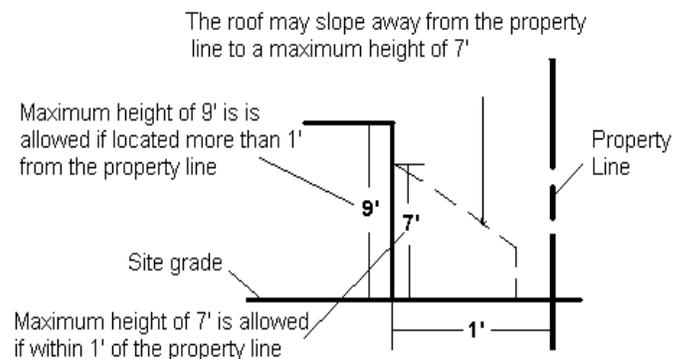
What are the requirements for Utility Sheds?

Utility sheds shall comply with the following:

1. Sheds shall be enclosed on at least three sides and measure at least four feet in height.
2. The total area for any one utility shed shall not exceed more than 120 square feet (measured from the projected roof line). The aggregate area for all utility sheds on any property shall not exceed 240 square feet.
3. A minimum separation of 36 inches from other structures (excluding fences) shall be provided on at least three sides and it shall not impede emergency access.

4. It shall not occupy a front or corner side yard, nor project beyond the front building line of the principal structure. Utility sheds may be located within other required yards, except that there shall be a minimum one foot setback from interior property lines within the front half of the lot. Utility sheds may encroach up to five feet into required corner side yards provided an exception is granted in accordance with *Section 37-137 C.7.* of the Zoning Code.
5. The maximum height of a utility shed shall be 7 feet within one foot of any property line and the roof may slope away from the adjacent parcels up to a maximum of nine feet high within required yards. An exception may be granted per *Section 37-137 C.7.* of the Zoning Code.

UTILITY SHED HEIGHT AND SETBACK REQUIREMENTS



Not to Scale

INFORMATION BULLETIN

City of Salinas
Department of Community Development
200 Lincoln Avenue
Salinas, CA 93901
(831) 758-7206

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6. Internal plumbing is prohibited.
 7. Utility shed roofs within five feet of any property line shall be equipped with a rain gutter, or otherwise designed to prevent water runoff from draining onto adjacent property.

Can exceptions to development standards be made for Utility Sheds?

Yes, the Planning Commission or Community Development Director may grant minor exceptions from certain requirements. Exceptions may be considered in the following situations:

1. A utility shed that extends as much as five feet into a corner side yard.
2. A utility shed shall be screened by existing landscaping or natural features.
3. A utility shed screened by an adjacent, legal fence.

Heights of utility sheds shall not exceed the maximum height allowed for accessory structures in a particular zone. The process for considering exceptions is listed in *Section 37-211, subsections B, C, D, E, and F of the Zoning Code*.

What is the approval process for Utility Sheds?

Utility sheds are permitted in both Low-density residential (R-L) and R-M-4.0 zones and may be approved over the counter if the following is submitted:

A dimensioned site plan that shows the location of the proposed utility shed, all setbacks from the property lines and adjacent structures, open space area, amount of square footage of the utility shed with roof, all other accessory structures on-site, and elevations showing the height and width of the utility shed.

Utility sheds are permitted in High-density residential (R-H) zones only with a site plan review. The following steps generally apply to utility sheds in R-H zones:

Step 1: Obtain an application from:

City of Salinas
 Department of Community Development
 200 Lincoln Avenue
 Salinas, CA. 93901

Step 2: Submit the completed application and attached plans to the Department of Community Development.

Step 3: Your application will be reviewed by the Department of Community Development and other City Departments to make sure your project conforms to City regulations. If it conforms to City regulations it can be approved by Community Development staff.

Can a decision of the Community Development Director be appealed?

Yes. A decision of the Community Development Director may be appealed to the Planning Commission. An appeal must be made within 10 days following the decision. Ask the Community Development staff what the procedure is for filing an appeal.

Are other permits required?

Usually other permits are not required. **Building permits are required for structures larger than 120 square feet.** In certain subdivisions there may be covenants or other restrictions placed on the property through a private deed; the City does not enforce such private conditions.

Related Information Bulletins

Information Bulletin	Description
3	How to Obtain a Site Plan Review
6	How to Appeal a Decision of the Community Development Director
