

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 on any lot with a single-family detached dwelling unit in an A, R-L, R-M, or R-H district. Accessory structures not considered as utility sheds, shall comply with the developments standards listed in *Section 37-50.010* of the Zoning Code.

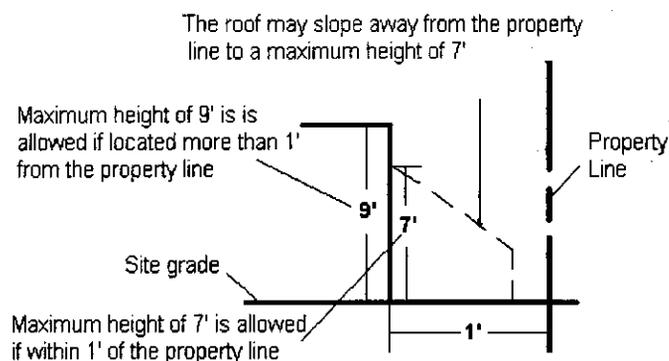
What are the requirements for Utility Sheds?

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 roofline). 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.
5. The maximum height of a utility shed shall be seven (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 (9) feet high within required yards. An exception may be granted per *Section 37-50.010(i)(7)* of the Zoning Code.

UTILITY SHED HEIGHT AND SETBACK REQUIREMENTS



Not to Scale

**INFORMATION
BULLETIN**

City of Salinas
Community and Economic Development Department
65 W. Alisal Street
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 the City Planner may grant minor exceptions from certain requirements. Exceptions may be considered in the following situations:

1. A utility shed shall be screened by existing landscaping or natural features.
2. 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 37-60.490(a)* of the Zoning Code.

What is the approval process for Utility Sheds?

Utility sheds are permitted in on any lot with a single-family detached dwelling unit in an A, R-L, R-M, or R-H district.

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.