

Permit Exempt Residential Accessory Structure

Exemption from the residential accessory structure requirements does not grant authorization for any work to be done in violation of the code or any other law or ordinance.

Policy: All accessory structures regardless of the size, shall not be located in a maintenance easement, public utility easement, or in front/side street setback as required by the zoning code of Sacramento County.

PERMIT EXEMPT DETACHED STRUCTURE 120sqft or Less

REQUIREMENTS:

- One story detached structure less than 120sf and less than 9 feet in height can be located on the property line. (structure height measured from adjacent adjoining ground to highest part of the roof)
- If greater than 9 feet in height, but less than 12 feet in height, and less than 120sf, structure must be 5 feet from property line and shall maintain the required setbacks for the property.
- Structure cannot be located in maintenance easement or PUE.
- Detached structure must remain 6 feet from the primary dwelling or subject to primary dwelling setbacks. Also, must be 3' from all other structures.
- Any part of structure, including eave overhangs cannot project more than 12 inches beyond exterior wall, nor over property lines. Maximum width or length of structure shall not exceed 16 feet.
- Note all structures (exempt or not) must comply with Sacramento County Zoning Code Development Standards www.per.saccounty.net
- Electrical or plumbing added to an Exempt detached structure requires a miscellaneous permit.
- Structure shall not be used for human habitation.

Note: Detached structure designed for storage, such as a shed, if under 120sf or less and does not have electrical or plumbing installed, would be considered Exempt.

PERMIT EXEMPT DETACHED STRUCTURE 120-200 sqft

REQUIREMENTS:

- One story detached structure within 120-200sf, and less than 12 feet in height. (structure height measured from adjacent adjoining ground to highest part of the roof)
- Structure to meet one of the following conditions, cannot be fully enclosed or designed for storage, complies with fire separation, or is an animal/livestock shelter for non-commercial use.
- Structure must be 5 feet from property line and shall maintain the required setbacks for the property.
- Structure cannot be located in maintenance easement or PUE.
- Detached structure must remain 6 feet from the primary dwelling or subject to primary dwelling setbacks. Also, must be 3' from all other structures.
- Any part of structure, including eave overhangs cannot project more than 12 inches beyond exterior wall, nor over property lines. Maximum width or length of structure shall not exceed 16 feet.
- Note all structures (exempt or not) must comply with Sacramento County Zoning Code Development Standards www.per.saccounty.net
- Swings and other playground equipment not exceeding 12 feet in height from adjacent grade.
- Structure shall not be used for human habitation.