

Accessory Structure Development Standards

Structure Type	Non-Habitable Accessory Structures											
	Code Reference	Front Yard Setback	Rear Yard Setback	Interior Side Setback	Street Side Setback	Max. Height	Min. Dist. From Other Structures	Counts as Lot Coverage	Counts as Usable Open Space	Building Permit Required	Counts as Covered Parking	Counts Towards Floor Area Ratio(FAR)
Standard Requirements (40.26.010d)	15 ft, varies with PD	10' (0' if rear adjoins alley) ¹	5' (0' if side adjoins alley) ¹	Same as Principal Structure	15'	6'	Yes, 50% max.	Depends on structure, 20% minimum	Yes (unless exempt per the CBC)	No	Depends on structure type	25% of the gross square footage of the primary structure
Detached Garages and Carports (40.26.010e2) ³	Same as Principal Structure	5' Rear ½ of lot	5' Rear ½ of lot; Same as Principal Structure in front ½ of lot	Same as Principal Structure	15'	6'	Yes, 50% max.	No	Yes	Yes ³	Yes, if above 500 sq. ft.	25% of the gross square footage of the primary structure
Small Shed for Storage Only (Ord. 2034)	Not permitted	0' ⁶ 3' if no fence	0' ⁶ 3' if no fence	Same as Principal Structure	8' 6" ⁴ 7' wall	0'	Yes, 50% max.	No	No ²	No	No	120 sq. ft.
Trellis (50% open roof or more) Patio Cover (more than 50% solid roof) Gazebo (40.26.010e3)	15' ⁵	5' ⁵	3' ⁵ (check Building Code requirements)	10' ⁵	15'	0' unless required by Building Code	Yes, 50% max. (Trellis- No)	Yes	Only if over 120 sq. ft. or attached to a structure ²	No (Yes in R-2 CD Districts)	No, unless "solid" cover & enclosed on more than 2 sides	N/A
Arbor- open archway for vines/architectural interest (40.26.010e1)	0' (25' vision triangle for corners & driveways)	0' ⁶	0' ⁶	0' (25' vision triangle for corners & driveways)	10'	0'	No	Yes	No ²	No	No	10' Width 5' Depth
Play House (if over fence height) (40.26.010e4)	Not permitted	5'	3' (check Building Code requirements)	Same as Principal Structure	12' ⁴ 7' wall	0'	Yes, 50% max.	No	Only if over 120 sq. ft. or over one story	No	No	25% of the gross square footage of the primary structure
Play Structure (if over fence height) (40.26.010e5)	10'	10'	10'	10'	15'	6'	Yes, 50% max.	No	Only if over 120 sq. ft. or over one story	No	No	25% of the gross square footage of the primary structure



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¹ Wood or any other combustible construction requires 5 ft setback from property lines. Fire rated construction or structures exempt from requiring a building permit do not require a 5 ft setback as stated in the CBC.

² Requires Building permit if the structure has electrical, plumbing, or mechanical.

³ Minimum Dimensions (for one car) are 10 x 20 feet and minimum unencumbered space is 9 x 18 feet. (40.25.070e)

⁴ Maximum height shall exceed 7 feet only with gable roof or similar type as determined by the Community Development Director.

⁵ Setbacks measured to the outermost perimeter of the structure. (40.26.010e3)

⁶ Zero foot setback allowed only with a minimum 6 ft separation between structures, otherwise 3 ft minimum setback.

Accessory Structure Development Standards

Purpose

To provide clarification to development standards for accessory structures, Municipal Code Sections 40.01.010 and 40.26.010. Listed below are definitions for various accessory structures, standards, and process.

Definitions

Accessory Building or Structure: A structure detached from a principal building located on the same lot and incidental and subordinate to the principal building or use, including, but not limited to, garages, carports, storage sheds, gazebos, guest houses, and second dwelling units ("granny" units; in-law units, etc.)

Arbor: A detached or attached archway or bower, not fully enclosed on the sides, intended for the use of supporting vines or climbing plants and/or for architectural interest.

Gazebo: A free standing structure, with a solid or trellis roof, usually open on the sides, used for outdoor living and not for storage purposes.

Play House: Structure with no electrical or plumbing connections that is enclosed (either with solid material, screening, cloth, or other material) on three or more sides for the use of children's play. Such structure shall not be used for storage.

Play Structure: Jungle gym, swing set, slide, platform, or other similar unenclosed structure or device intended for the use of children's play.

Shipping Container: Structure designed and intended for the movement of materials over long distances, typically constructed of corrugated steel, and commonly associated with ship, train or tractor trailer shipping. Not permitted in any single family or duplex residential district.

Solid: Enclosure by, or coverage of, 50 percent or more. For the purposes of this definition, coverage or enclosure may be of any material, transparent or otherwise.

Trellis: Patio cover with an open roof (less than 50 percent coverage) which is not enclosed on the sides except for required roof supports.

Performance Standards

All accessory structures must comply with the requirements of the California Building Code in effect at the time of construction.

An accessory structure in any district may only be constructed on a lot containing a principal structure.

Accessory structures, and any accessory uses (including surfaced area for parking) may not exceed 30% of the square footage of the required rear yard.

All enclosed accessory structures larger than 120 square feet in area must either be substantially screened from public view or constructed of materials that are residential in character. Such screening or materials will be subject to review and approval by planning staff during the building permit review.

If Garages or Carports are attached to the house, their required setbacks become the same as the house.

A Conditional Use Permit may be applied for to reduce the rear setback for accessory structures from the required minimum 10 ft to a minimum of 5 ft.

A Conditional Use Permit may also be applied for to increase the height and/or size of accessory structures up to a maximum of 50% of the gross square footage of the primary structure.

Eaves or overhangs of accessory structures are subject to Section 40.27.060 unless noted otherwise.

One side yard shall remain unencumbered to provide access to the rear yard.

Permit Process

The reverse side of this handout indicates which accessory structures require building permits. For further building permit information contact the Building Division at (530) 757-5610 or BuildingInfo@cityofdavis.org.

- Notes:**
- 1) Zoning standards on individual parcels override the standards set forth by this accessory structure ordinance.
 - 2) Refer to separate handout for information about 2nd Units and Guest Houses.
 - 3) Call the Public Works Department at (530) 757-5686 to check for utility easements on your property.
 - 4) Before you dig call 811 or (800) 642-2444 or go to <http://usanorth811.org/> to verify the location of underground utilities.

