



# City of Kingsburg

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## SHED REQUIREMENTS

A shed is a non-habitable accessory structure (small shed) that may be located within the required rear yard or interior side yard but not in the front yard. The maximum shed height shall be ten and one-half (10.5) feet.

### **Sheds up to 120 square feet:**

1. A building permit shall not be required for sheds up to 120 SF. The shed's structure will still need to meet the Zoning requirements such as setbacks, height, lot coverage, etc.
2. If utilities (Plumbing, Mechanical, or Electrical) are installed in or on the shed, a building permit shall be required for these types of improvements. At the first inspection, the building inspector will inspect to verify the structure is not substandard. If it is, it will be necessary to bring the shed up to minimum code compliance.
3. Adding any utilities to a shed does not change the occupancy to habitable or livable space.

### **Sheds greater than 120 square feet:**

1. A building permit is required.
2. The structure is required to be on a permanent foundation.
3. Engineering is required.

### **Permit and Plan Requirements:**

1. Site Plan - Showing the existing structure(s) and how they are situated on the lot, including the distances of the structures from the property line(s), distances between structures and a north arrow.
2. Floor Plan, Floor framing plan, Electrical floor plan, Roof framing plan, Foundation plan with details, Cross-section plan, and Structural Calcs if necessary.
3. Title-24 may be required, which shall include energy and any Title-24 calculations (CF1R forms)
4. Setbacks – per 17.28.05 of the Municipal Code
  - A. Rear yard—Ten (10) feet. Zero feet if rear yard adjoins an alley or the accessory structure is less than ten and one-half (10.5) feet in height and contains no electrical, plumbing, or mechanical improvements.
  - B. Interior side—Five (5) feet. Zero feet if interior side yard adjoins an alley or the accessory structure is less than ten and one-half (10.5) feet in height and contains no electrical,

plumbing, or mechanical improvements.

- C. Accessory structures shall individually be located a minimum of ten (10) feet from the principal structure and any other accessory structure.
5. Size – per 17.28.050 of the Municipal Code, the size of a non-habitable accessory structure shall not exceed twenty-five percent (25%) of the gross square footage of the primary structure. Accessory structures and any accessory uses (including surface parking) may not exceed thirty percent (30%) of the square footage of the required rear yard. The maximum height for a non-habitable accessory structure shall be ten and one-half (10.5) feet.