



Permits & Inspections  
Division  
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**PERMITS & INSPECTIONS**  
Permits & Inspections is a Division of the Department of Planning & Development Services

# RESIDENTIAL STORAGE BUILDINGS

## *Do I need a permit to build a storage building?*

Storage buildings that are over 200 square feet require a permit. Storage buildings that are 200 square feet or less must meet the setback requirements but do not require a permit.

## *What are the setbacks for my storage building?*

Please see diagrams on page two for clarification. For placement other than what is illustrated please contact our Planning Division at 657-4210 option 2. **Any accessory building wall that is set back less than 5 feet from a common property line must have a one-hour fire rating on that exterior wall.**

## *How many storage buildings I can have or how big I can build?*

The *maximum* storage building (accessory structure) allowances and restrictions for all properties zoned for residential and Ranch & Estate (R&E) include, but are not limited to:

- For residential properties zoned RS-1, RS-2, RS-3, RM-1, RM-2, MHP, & MHS 600 square feet OR 50% of the square footage of the primary structure, whichever is greater, including *all* accessory structures on the lot;
- For properties zoned R&E, 100% of the primary structure on any residential lot;
- *Additionally*, accessory buildings cannot exceed the Floor Area Ratio (FAR). FAR refers to the gross floor area of *all* buildings, i.e. primary structure, detached garage, and storage buildings, on the lot divided by the total area of the lot. Refer to the Zoning Ordinance or the Planning Division's zoning district handouts for your district's FAR calculations.
- Electrical, plumbing, or mechanical work will require separate permits.
- Any building with a span over 24' will require an engineered sealed design.

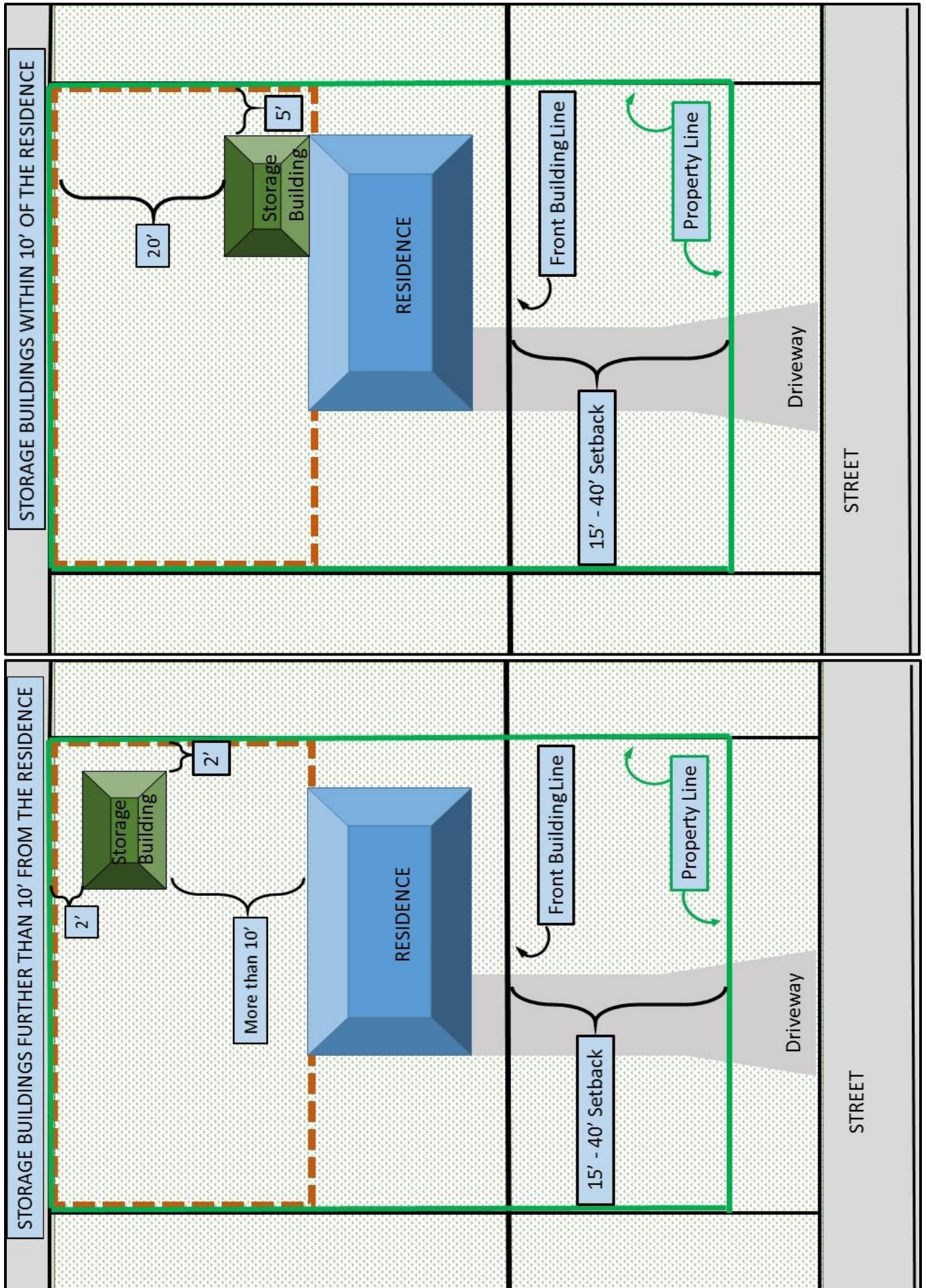
## *What is the process to obtain a permit?*

1. Bring a completed permit application (which can also be found on our website under *Departments and Services – Building Permits and Inspections – Information, Handouts and Forms*)
2. Provide a site plan that is to scale and illustrating the placement and setbacks of the proposed storage building.
3. Provide a detailed construction list of all materials to be used or engineered drawings. If a building kit was purchased, provide the model or serial number and place of purchase. **If applicable, also provide one-hour firewall construction details.**
4. The permit fee varies depending on the size of the building and the application takes 2-3 days to process before a permit can be issued. It may take longer if concerns on any of the above mentioned items arise.

If you have any additional questions please contact us via phone or come see us in person. We are more than happy to assist you in any way that we can.

Hours of Operation: 8 AM - 12 PM & 1 PM - 5 PM

No payments or permit issuance can be made after 4 PM due to accounting constraints.



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