



# COUNTY OF SANTA CRUZ BROCHURES

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## STORAGE BUILDINGS AND SHEDS ON RESIDENTIALLY ZONED PARCELS

Sections 13.10.323 and 13.10.611 of the Santa Cruz County Code

### When is a permit **NOT** required for a shed, barn, or other non-habitable accessory structure?

A building permit is not required for a shed if **ALL** of the following criteria are met:

- ✓ The parcel must be developed with a residence. No sheds or garages are allowed on vacant parcels.
- ✓ The new structure does not exceed 120 square feet or exceed one story and 10 feet in height.
- ✓ It must be non-habitable and unheated or air conditioned.
- ✓ It may not contain electricity or plumbing unless the necessary building permits are obtained.
- ✓ It may not contain a bathroom (no toilet, sink, tub or shower).
- ✓ It may not contain any kitchen/cooking or food prep facilities.
- ✓ It may not be rented out as a dwelling unit or habitable space.
- ✓ It may not have a separate electric meter.
- ✓ It may not be located in a riparian corridor, floodplain or a designated sensitive habitat without first obtaining Planning Department approval. *Please consult with Environmental Planning to determine if these limitations are present on the parcel.*
- ✓ The shed must be detached from other structures, unless a building permit is issued, and must be at least 10 feet from other structures on the parcel.
- ✓ The shed must comply with the minimum setback requirements\* for the parcel even if no building permit is required. *Please inquire at the Planning Department to determine the minimum setbacks for the particular parcel.*

\* A detached accessory structure which is located entirely within the required rear yard and which is smaller than 120 square feet in size and 10 feet or less in height may be constructed to within three feet of the side and rear property lines on site with a primary residence.