



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
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## SHED REGULATIONS ON RESIDENTIAL ZONED PARCELS

**A. If there is a residence on the parcel, a building permit is not required for sheds if ALL of the following criteria are met:**

- The structure may not exceed 120 square feet or exceed 1 story/10 feet in height.
- It must be non-habitable and unheated.
- It may not contain electricity or a washer/dryer unless plumbing or electrical permits are obtained.
- It may not contain a bathroom (no toilet, tub or shower).
- It may not contain a kitchen/cooking or food prep facilities.
- It may not be rented out.
- It may not have a separate electric meter.
- It may not be located in a riparian corridor, flood plain or a designated sensitive habitat without first obtaining Planning Department approval.
- The shed must be detached, unless a building permit is issued, and must be at least 10 feet from other structures on the parcel, and
- The shed must comply with the minimum setback requirements for the parcel even if no building permit is required. **Inquire at the Planning Dept to determine the minimum setbacks for the particular parcel.**

**B. If there is no residence on the parcel, a building permit is ALWAYS required regardless of the size of the structure.**

**With a building permit, one (maximum) non-habitable structure (shed, garage or storage building) may be constructed on the parcel if all of the following criteria are met:**

- The structure shall not exceed 600 square feet in size or 12 feet in height.
- The structure must be non-habitable (no heat, no habitable features e.g. kitchen, shower, tub or toilet)
- The structure may not be served by electricity or plumbing\*
- The vacant parcel must qualify as buildable as follows:
  - a. The parcel must have a legal access and must also be accessible to emergency vehicles.
  - b. The parcel must have been legally created.
  - c. The building site must be free from geologic hazards to the extent that the safety of the structure can be ensured.
- The structure may not be rented out, and
- No recreational vehicle (RV) may be parked on-site or inside a garage/storage building on a vacant parcel.

\* In addition to a Building Permit, an Administrative Use Permit (level 4) with notification of neighbors is required if electricity or plumbing is proposed in a non-habitable structure on a vacant parcel.