

Community Development
Community Enrichment Program
COMMON CONCERNS— RESIDENTIAL

Sheds* must be at least 4 feet from property lines & any other structure. A permit is required for ANY shed over 120 sq ft (BMC 17.660.006) and CBC 105.1)

*Please read "Accessory Buildings and Sheds" on back for information on portable sheds.

Garbage/recycle containers must be stored out of public view when not out for collection. (BMC 8.16.360)

When paved, this area and the driveway are the ONLY approved parking areas. (BMC 17.620.016)

Basketball hoops may not block the sidewalk or street. (BMC 8.00.030 B2)



Patio cover— Requires permit & has setback requirements. (CBC 105.1 and BMC 17.660.006)



Maximum Fence Height: 7 Feet, solid or including lattice. 42 inches in required front yards and within visibility triangles on corner lots. See fencing handout for full details. (BMC 17.660.008)

Pools, hot tubs and spas require a permit and have setback and barrier requirements. (CBC 105.1, H&S 115923 and BMC 17.660.007)

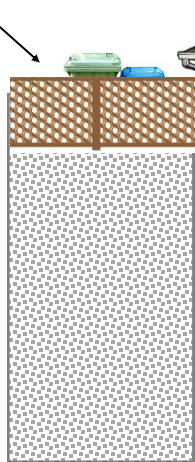
RV, travel trailers and boats must be stored behind a solid 6 foot fence. (BMC 17.620.016)

*Please read "Vehicle Storage" on back for information on the access driveway.

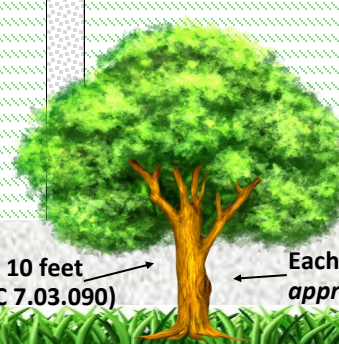
Debris may not be visible from the public right of way. (BMC 8.00.030 A1)

Front and side yards shall be maintained. (BMC 8.36.020/030, 17.630.008 H & 8.00.030 A2)

The area between the sidewalk & street is called the *Planter Strip*. It is maintained by the property owner and can not be paved.

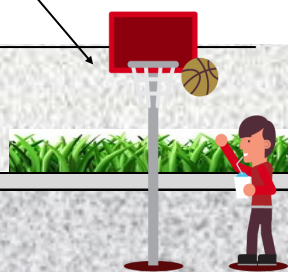


Inoperative vehicles or parts are prohibited. (BMC 10.20.160 and 8.00.030 A3)



Trees should be trimmed up from the ground 10 feet over sidewalks and 15 feet over streets. (BMC 7.03.090)

Each property is required to have at least one *City approved tree* in the planter strip.



Striving to enhance the quality of life for Brentwood residents and business owners.

Visit our Permit Center for further information, permit requirements or questions at 150 City Park Way, Brentwood (925) 516-5405

City Ordinance Overview

Accessory Buildings and Sheds (BMC 17.660.006 and CBC 105.1)

- Shall not be closer than 4 feet from any other building, side and rear property line, as measured from the closest point (e.g. roof). Be no more than one story and fifteen feet high.
- Within a required rear and side yard a **portable shed** (defined below), shall be permitted provided its height does not exceed the height of the adjacent fence, up to seven feet in height, and provided there exists unobstructed access (clear passageway) with a gate leading from a street to the rear yard of at least 3 feet of width on at least one side of the primary dwelling. A portable shed cannot obstruct any egress or windows of a dwelling unit on the property.
Portable shed means a pre-manufactured garden shed that is less than 120 sq ft and does not exceed seven feet in height, constructed with plastic or metal, is not attached to a foundation or constructed with posts in the ground, and can be easily moved.
- In no case shall more than fifty percent of a required minimum rear yard be covered by any buildings or structures, excluding pools and spas.
- At no time may accessory buildings be used as living quarters.
- Shipping Containers are prohibited within any residential zone, except that they may be temporarily placed on a private driveway, or within the public right-of-way with an encroachment permit, for a maximum of 14 days per calendar year. A max of 30 days with written approval from Community Development Director.

Patio Covers, Gazebos, Cabanas, Pools, etc. (Calif Building Code 105.1)

- Any overhead structure requires a permit with the City of Brentwood. If you intend to construct, alter, repair, move, demolish or change the occupancy of a building or structure, you must first obtain the required permit.

Fence Height (BMC 17.660.008)

- Maximum fence height is 7 feet in side and rear yards, solid or including lattice. Fences (including walls, hedges etc.) in front yard not to exceed forty-two inches. On corner lot, the fence or wall height shall not exceed forty-two inches within a triangle formed by the street frontage curb lines extended to their intersection and a line connecting such lot lines measured 50 feet from their point of intersection.
- A fence, structure or landscape feature may not restrict visibility at a driveway or street intersection.
- No structure shall be located within a public utility easement.

Garbage and Recycling Container Storage (BMC 8.16.360)

- Garbage and recycling containers shall be screened from view, except when placed out for collection (blocked from public view with a fence, enclosure, landscaping etc.).

Front and Side Yard Maintenance (BMC 8.36.020/030, 17.630.008 H & 8.00.030 A2)

- Landscaped areas shall be maintained. This shall include pruning of trees and shrubs, mowing of lawns, weeding, and removal of trash and debris. Any damaged, dead, diseased, or decaying plant material shall be replaced. Plants and landscape material shall not extend over public sidewalks, streets, or other public property or interfere with pedestrian or vehicle access.
- For structures completed after 1987, at least 50% of the front (and side yard areas on corner lots) shall be covered with live vegetation. Synthetic grass may be used as part of this calculation. Pile height shall be at least 1 ¼" and a least 10% of the overall yard shall contain live vegetation. Ground cover is required on all non-paved or landscaped surfaces.

Vehicle Storage (BMC 17.620.016)

- Vehicles must be entirely located on designated paved driveway area providing direct access to the garage; or on a driveway extension (area of front yard between driveway and nearest side yard property line, improved in a manner substantially similar to the driveway). No more than 50% of the required front yard may be paved.
- If property has an access driveway for vehicle storage in the side or rear yard, a **curb cut is required**. An encroachment permit is required from the Public Works Engineering Department and the required percentage of landscaped area under section 8.36.030B shall be maintained. An *access driveway* is a secondary driveway not adjacent to the main driveway, on the opposite side of the front yard (or on the adjacent street of a corner lot). A vehicle may not be parked on the access driveway.

RV, Travel Trailers and Boat Parking (BMC 17.620.016)

- The storage of motor vehicles, trailers, campers, boats, aircraft and similar equipment must be in a side or rear yard, behind a six foot solid fence.
- Use of any trailer, vehicle or similar equipment for living purposes is prohibited.

Inoperative Vehicles (BMC 10.20.160 and 8.00.030 A3)

- Residence should not park, store or leave any vehicle which is in an abandoned, wrecked, dismantled or inoperative condition, on any private or public property unless the vehicle is completely enclosed within a building where it is not visible from the street or other public or private property.
- Automotive parts and/or supplies may not be stored in public view.

Trees Overhanging Public Places (BMC 7.03.090)

- Clearance requirement: Ten feet above sidewalk and fifteen feet above the public street. A permit is not required for routine maintenance.