

### **Accessory Building Overview**

An **accessory building** includes garages or carports, covered patios, gazebos, greenhouses or loth houses, storage sheds, recreation buildings, pool houses and similar buildings (Brentwood Municipal Code Section 17.660.006).

### **General Requirements**

**Location:** Prohibited in any front yard or side yard adjacent to a street except a minimal shelter for a water well site where the well site is the only possible location on the property.

**Building Separation:** Enclosed accessory buildings (as defined in Chapter 17.030), shall not be closer than four feet from any building on the lot. Open accessory buildings shall not be closer than four feet from any other accessory building on the lot. There is no building separation required for open accessory buildings and the main home.

**Setbacks:** A minimum of four feet from any side or rear property line (*measured from the furthest projection to the property line*).

**Height:** The maximum height of an accessory building shall be one story and not to exceed 15 feet in height.

**Coverage:** 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.

### **Portable Accessory Building**

A portable accessory building is defined as a pre-manufactured garden shed, constructed with plastic or metal, is not attached to a foundation or constructed with posts in the ground, and can be easily moved. A portable accessory building may be located on the rear or side property line under the following conditions:

- Cannot exceed the height of the adjacent fence up to seven feet in height
- Cannot exceed 120 square feet in area
- There exists unobstructed access (clear passageway) with a gate leading from a street to the rear yard of at least three feet in width on at least one side of the primary dwelling.
- Cannot obstruct any egress or windows of a dwelling unit on the property.

### **Shipping Containers**

A shipping container, also referred to as intermodal freight transport, POD, sea container, or cargo container, is typically a durable closed steel container capable of handling large capacity and weight loads. Shipping containers are prohibited within any residential zone, except under the following conditions:

- 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 or a maximum of 30 days with the written approval of the Community Development Director
- They may be used in conjunction with an active construction project that has a valid building permit or other temporary use.

**Accessory Structure Overview**

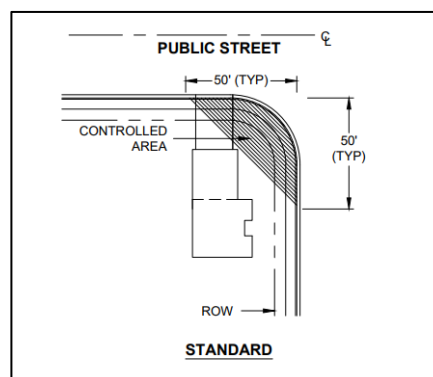
Within any residential, agricultural or open space zone, **accessory structures** shall be permitted in conformance with the following regulations; except where they are in conflict with the regulations of the zone. (Brentwood Municipal Code 17.660.007)

**General Requirements**

Accessory structures are permitted anywhere on the lot as follows:

<b>Structure</b>	<b>Maximum Height</b>
Landscaped features and structures such as uncovered and unenclosed walkways, decks, patios and porches	12 inches
Ornamental gate archways, planters, light standards, arbors, trellis, sun screens, outdoor fireplaces, and posts designed to support landscape features such as sun/shade sails	8 feet and shall not exceed 42 inches within the sight visibility triangle*
Clotheslines, radio and television masts or antennas, trash enclosures and similar structure	Prohibited in any front yard or side yard adjacent to a street
Fences (includes walls, hedges and other dividing instrumentalities)	7 feet; however, fences within any required front yard setback shall not exceed a height of 42 inches. On a corner lot, the fence height shall not exceed 42 inches in height within the sight visibility triangle*

\* A sight visibility triangle is formed by the street frontage curb lines extended to their intersection and a line connecting such lot line measured fifty feet from their point of intersection.



**Play Structures and Sports Courts**

Play structures, sport courts, batting cages, trampolines, and similar facilities shall be prohibited in any front yard, but shall be allowed in any required interior side or rear yard, provided they are a minimum of four feet from any property line, other structures or buildings, and do not exceed fifteen feet in height.

**Swimming Pools**

Permitted in any required rear or interior side yard but no closer than five feet from the property line. In-ground pools shall be no closer than five feet from any building line. Above-ground pools shall meet all Building Code requirements in relation to separation from all dwelling units. All pools are prohibited in the front yard or side yard on the street side of a corner lot.