

ZONING ADMINISTRATOR INTERPRETATION

DATE: April 9, 2007

CODE SECTION: Section 17.50.250: Residential Uses - Accessory Uses and Structures

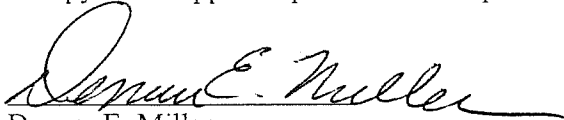
QUESTION NEEDING INTERPRETATION: When is a building permit not required for a new accessory structure located within a residential single-family (RS) zoned property? The Zoning Code requires a maximum accessory size of 600 square feet or six percent of the lot size, whichever is greater. The maximum top plate height for an accessory structure is nine feet and the maximum overall accessory structure height is 15 feet.

INTERPRETATION:

Section 106.2 of the California Building Code states that a building permit shall not be required for a one-story detached accessory buildings used as tool and storage sheds, playhouses, and similar uses, provided the floor area does not exceed 120 square feet. Cities can adopt exceptions to the rules of the California Building Code. In the City of Pasadena, a building permit is not required for a one-story detached accessory structure that does not exceed 120 square feet in size. While a structure that does not exceed 120 square feet is not subject to a building permit, it is subject to Zoning Administration review and should be reviewed against the requirements for accessory structures and uses contained in Section 17.50.250.

Section 17.50.250 contains requirements for location, height, setback etc. All accessory structures shall not occupy a required front or corner side setback. The accessory structure may be located in a required side or rear setback; provided it is more than 100 feet from the front property line or in the rear 25 feet of the site. The accessory structure is required to maintain a minimum of two feet setback from the side and rear property line.

For any accessory structure that is reviewed that does not require a building permit, a copy of the plans should be retained. At the Zoning Counter (Window #3) is a folder entitled, "Administrative Reviews." A copy of the approval plans should be placed in that folder.



Denver E. Miller
Zoning Administrator