ACCESSORY STRUCTURE

What is an Accessory Structure?

An accessory structure is a subordinate structure incidental and secondary to the main structure on the same lot. Accessory structures include, but are not limited to, detached garages and carports, sheds, spas, gazebos, patio covers, swimming pools, air conditioning and pool equipment, satellite receiving antennas (dishes), and any deck which is not built at grade (on the ground).

What are the setbacks from property line for accessory structures?

Typically, accessory structures must maintain the side and rear property line setbacks of the house 5 feet from one side of the property line, 10 feet from the other side of the property line, and 5 feet from the rear property line. For corner lots, the 10 foot setback is always applied to the yard adjacent to the side street. The depth of each side yard on a lot approved prior to 1970 may be reduced to a minimum of 5 feet upon approval of the Development Services Director.

If the accessory structure is set back from the front property line a distance of 50 feet or more and is at least 5 feet from a main building or alley right-of-way, the side and rear property line setbacks can be reduced to 3 feet.

What is the maximum height for accessory structures?

The maximum height for accessory structures is 14 feet measured from the lowest grade to the highest point of the structures. If the 3 foot setback exception applies, as described above, then the maximum height within the required yard is 10 feet; i.e., the structure may only be 10 feet high in the area between the required side or rear yard and the 3 foot setback exception.

What is the maximum area for accessory structures?

The maximum floor and storage area for all accessory structures on a property is 1,000 square feet.

What kind of permits do I need?

Typically, no permits from the Planning Division are required unless your property is in the Architectural Heritage District, St. Vincent's Historic District or Vallejo Heights View District. A Planning Division Site Development Permit may be needed for garages or carports. You should check with the Building Division (707-648-4374) because some accessory structures may require a building permit.

What if I need more information?

For further information, please contact the City of Vallejo Planning Division at (707) 648-4326.