



Standards for Accessory Buildings * Constructed After April 2004 *

“Accessory Buildings” are buildings which are subordinate to the main building and used for the shelter of people or animals, or the storage of property. Examples include detached garages, workshops, studios, pool houses, and garden sheds.

Zoning Standards

Accessory buildings constructed *after April 2004* may not occupy more than 30% of the rear property line setback and must meet one of the three following sets of zoning standards.

1. The height standard, regular setbacks of the applicable zoning district, and additional standards (see **Table 1**); **or**
2. The height standard and special setbacks (see **Table 2**); **or**
3. The following Small Accessory Building exemption standards:
 - a. Maximum floor area of 120 square feet;
 - b. Maximum height of 8 feet (including foundation);
 - c. Located at least 10 feet behind nearest front corner of the residence; and
 - d. Substantially concealed from public view by a six-foot solid fence.

Please contact the Community Development Department for standards applicable to properties located in the Planned Development Districts (e.g., Oakhurst, Regency Woods, Westwood, Oakwood Circle, Clayton Green, Silver Creek II, Diablo Village, Greystone).

Approval Procedures

Site plan review and approval by the Clayton Planning Commission is required for all accessory buildings greater than 12 feet in height or 500 square feet in area. Administrative review and approval by the Clayton Community Development Department is required for all accessory buildings which: a) require a building permit; and b) are 12 feet or less in height or are less than 500 square feet in area. Small Accessory Buildings which meet the standards listed in Section 3 above, are exempt from City review. All accessory buildings must comply with the *Uniform Building Code*. However, detached single-story accessory buildings with a floor area of 120 square feet or less do not need to obtain a building permit.

Homeowner Association CC&R's

In addition to the zoning standards, many neighborhoods also have covenants, conditions, and restrictions (CC&R's) which are applicable to accessory buildings and often administered through a homeowners association. We recommend that you review your CC&R's and/or contact your homeowners association to determine if CC&R's are applicable to your accessory building.

Questions

For additional information contact the Community Development Department at 925-673-7340 or visit the City's website at <http://www.ci.clayton.ca.us>. In the event of conflicts between the information in this brochure and the *Municipal Code*, the provisions of the *Municipal Code* must be followed.

Table 1						
Zoning District *	Height (Maximum)	Regular Property Line Setbacks				Additional Standards
		Front (Minimum)	Side (Minimum)		Rear (Minimum)	
			Interior Lots	Corner Lots		
R-10	16'	20'	10' Min / 20' Aggregate	20'	15'	° Must be separated from main building and all accessory buildings by 5' clear of all roof overhangs Or ° Must be attached to main building and any accessory building by common roof or wall
R-12	16'	20'	10' Min / 25' Aggregate	20'	15'	
R-15	16'	20'	10' Min / 25' Aggregate	20'	15'	
R-20	16'	25'	15' Min / 35' Aggregate	25'	15'	
R-40 / R-40-H	16'	40'	20' Min / 40' Aggregate	40'	15'	

* Contact Community Development Department for standards in Planned Development Districts

Table 2				
Height (Maximum)	Accessory Building Special Setbacks*			
	Front Property Line (Minimum)	Interior Side Property Line (Minimum)	Rear Property Line (Minimum)	From Main Building and Other Accessory Buildings (Minimum)
16'	65'	3' **	3' **	12'

* An accessory building must meet all of the special setbacks.

** Setback must be clear roof overhangs