

RESIDENTIAL ACCESSORY STRUCTURES



ZONING REGULATIONS OF THE CITY OF DUBLIN, RELATING TO ACCESSORY STRUCTURES

This handout contains a summary of the regulations relating to location, use and size of accessory buildings. It will answer the following types of questions:

- What is the maximum height allowed for accessory buildings?
- Where can I put an accessory structure on my lot?

RESIDENTIAL ACCESSORY STRUCTURES

Residential accessory structures are shade structures, gazebos, covered patios and

unenclosed structures; a detached structure or building accessory and subordinate to a lawfully established principal structure on the same lot as defined by Section 8-20.20 (A) of the City of Dublin Municipal Code. Please note that the maximum coverage of the required rear yard by all accessory structures (with the exception of swimming pools) is 30% (Section 8.40.020F.E).

HEIGHTS AND SETBACKS

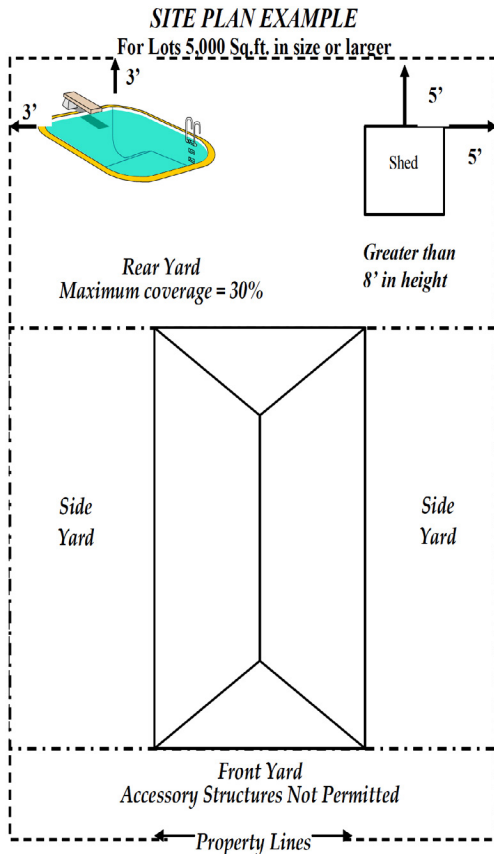
Heights and setbacks for detached shade structures, gazebos, covered patios and enclosed structures are based on the lot size as outlined in the following chart:

For lots <i>less than</i> 5,000 square feet in size**	Shade structures, gazebos, covered patios, and unenclosed structures	Enclosed structures greater than 8 feet in height	Enclosed structures less than or equal to 8 feet in height	Swimming pools, spas, hot tubs, and associated equipment
Height (max.)	10 feet	10 feet	8 feet	8 feet
Front Yard Setback	Not allowed except for entry features permitted by Section 8.40.20.F.2.c	Not allowed	Not allowed	Not allowed
Side Yard Setback	3 feet	3 feet	0 feet	0 feet ***
Street Side Yard Setback	3 feet	3 feet	0 feet	0 feet ***
Rear Yard Setback	3 feet	3 feet	0 feet	0 feet ***

For lots 5,000 square feet in size or <i>larger</i> **	Shade structures, gazebos, covered patios, and unenclosed structures	Enclosed structures greater than 8 feet in height	Enclosed structures less than or equal to 8 feet in height	Swimming pools, spas, hot tubs, and associated equipment
Height (max.)	15 feet	15 feet	8 feet	8 feet
Front Yard Setback	Not allowed except for entry features permitted by Section 8.40.20.F.2.c	Not allowed	Not allowed	Not allowed
Side Yard Setback	5 feet	5 feet	0 feet	3 feet *
Street Side Yard Setback	5 feet	5 feet	5 feet	3 feet *
Rear Yard Setback	5 feet	5 feet	0 feet	3 feet

BUILDING PERMIT REQUIRED

Section 8.40.020.C.4: If an Accessory Structure exceeds 120 square feet in floor area, a building permit is required. Regardless of the size, a Zoning Clearance must be obtained to ensure all zoning requirements, such as setbacks, are maintained. Permits are *always* required for any electrical, plumbing, or mechanical (heating, cooling, etc.) improvements made. (Section 7.28.280 Dublin Municipal Code).



Sheds, spas, pools, and gazebos