

The purpose of this handout is to help you understand the 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).

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).

HEIGHTS & SETBACKS

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

<b><i>For lots less than 5,000 square feet in size. **</i></b>	Shade Structures, Gazebos, Covered Patios and Unenclosed Structures	Enclosed Structure greater than 8 feet in height	Enclosed Structure 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	3 feet	0 feet ***
Rear Yard Setback	3 feet	3 feet	0 feet	0 feet ***
<b><i>For lots 5,000 square feet in size or larger. **</i></b>	Shade Structures, Gazebos Covered Patios and unenclosed structures	Enclosed Structure greater than 8 feet in height	Enclosed Structure less than or equal to eight 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 *

\* Measured at waterline.

\*\* If you need help determining the size of your lot, contact the Community Development Department, Planning Division at 925-833-6610 and a Planner will be happy to help you.

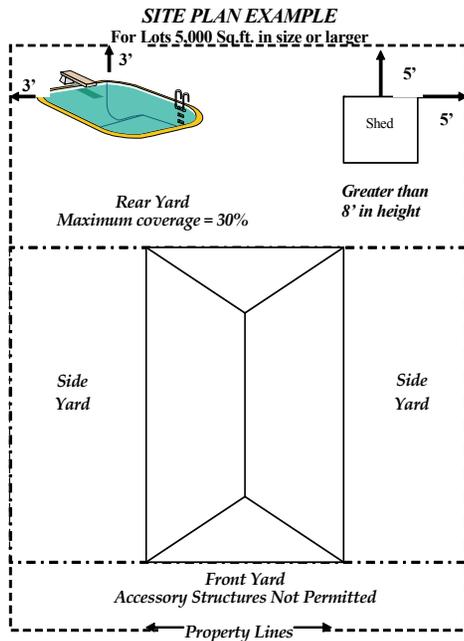
\*\*\* Equipment shall be enclosed as necessary to reduce noise at the property line to 50 dbA at all times (8.36.060.C3).



SPAS, POOLS & GAZEBOS



GARDEN SHEDS



This brochure can be found at the  
Community Development Department or at  
[www.dublin.ca.gov/brochures/resaccstruct](http://www.dublin.ca.gov/brochures/resaccstruct)



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# RESIDENTIAL ACCESSORY STRUCTURES

SHADE STRUCTURES,  
GAZEBOS, COVERED  
PATIOS, POOLS AND SPAS



CITY OF DUBLIN



COMMUNITY DEVELOPMENT  
DEPARTMENT