



Community Development Department Building & Safety Division

Policy No.: BDP 6
Original Effective Date: February 3, 1997
Revised Date: January 1, 2020
Initiated By: Kenneth C. Petersen, P.E.
Approved By: Gregory A. Shreeve, Sr., Chief Building Official
Subject: Residential Utility Sheds

Code References

Section 7.28.290 Exceptions 3 of the Dublin Municipal Code (DMC)

Utility sheds at or less than 120 square feet of floor area and below eight feet in height do not require a building permit.

1. Maximum Size
 - A. A building permit is not required for a utility shed when the structure is less than 120 square feet and at or less than eight feet in height.
 - B. A utility shed over 120 square feet in floor area or greater than eight feet in height requires plan review approval and a building permit from the Planning and Building & Safety Divisions.
2. Location on Property. The minimum setback distances noted below must be maintained.

For lots less than 5,000 square feet in size:	SETBACKS	
	Enclosed structures greater than 8 feet in height	Enclosed structures less than or equal to 8 feet in height
Maximum Height	10 feet	8 feet
Front Yard Setback	Not allowed	Not allowed
Side Yard Setback	3 feet	0 feet
Street Side Yard Setback	3 feet	3 feet
Rear Yard Setback	3 feet	0 feet

For lots 5,000 square feet in size or greater		
Maximum Height	15 feet	8 feet
Front Yard Setback	Not allowed	Not allowed
Side Yard Setback	5 feet	0 feet
Street Side Yard Setback	5 feet	5 feet
Rear Yard Setback	5 feet	0 feet

3. Water run-off from the accessory structure's roof must be maintained within the property.
4. Applicants to obtain Home Owners Association approval for additional rules and regulations.
5. Properties in a planned development may have different setbacks than those listed above. Planning Division pre-approval must be obtained for conformance to zoning regulations such as the maximum allowable building coverage of the lot, setbacks to property lines, maximum size and height.