



## 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.

| SETBACKS                                      |   |  |
|---|---|--|
| For lots less than 5,000 square feet in size: | 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.