



Residential Accessory Structures

CITY OF NEWARK, CALIFORNIA

BUILDING INSPECTION DIVISION

37101 Newark Boulevard, Newark, CA 94560-3796 • 510-578-4261 • Fax 510-578-4307 • e-mail: building.inspection@newark.org

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GENERAL

Accessory structures in residential districts are structures, which are adjacent to but not attached to the main house, and would include detached garages, carports, recreation rooms, storerooms, workshops, tool sheds, playhouses, play equipment, patio structures, and gazebos.

EXEMPT ACCESSORY STRUCTURES

Certain structures can be installed on a residential lot without the need to obtain a building permit. Exempt structures are tool sheds, storerooms, playhouses, patio structures and gazebos provided such structures are no larger than 120 square feet in area, are single story, no taller than 12 feet, and have floors not over 30 inches above adjacent grade.

Residential play equipment is also exempt. Residential play equipment includes slides, swings, climbing features, or a combination thereof. They are primarily open and are intended only to be used by children for recreational activities. Playhouses are not considered play equipment. Elevated platforms can not be higher than 6'-8" above adjacent grade, the maximum area can not exceed 120 square feet, and the height can not exceed 12 feet. Refer to the drawing in this handout for graphic details.

All exempt accessory structures must meet the setback requirements described in the *Location On Property* paragraph below.

SHIPPING CONTAINERS

Shipping containers, enclosed truck trailers, and similar enclosures are prohibited from being installed in any residential district.

BUILDING PERMITS

Permits are required for accessory structures not classified as exempt. Permits can be obtained at the Building Inspection Division counter at City Hall, 37101 Newark Boulevard.

ELECTRICAL AND PLUMBING IMPROVEMENTS

Electrical and plumbing devices and/or fixtures can be installed in non-exempt accessory structures. An electrical and/or plumbing permit would be required. There are some restrictions when relating to kitchen or bathrooms. Please refer to handout titled *Second Dwelling Units, Guest Houses and Accessory Living Spaces* which is available in the Building Inspection Division office or on the City website. Electrical and plumbing devices and/or fixtures can not be installed in an exempt accessory structure.

DRAWINGS

Construction drawings are needed when applying for a building permit for non-exempt accessory structures. Drawings will always include a site plan and floor plan. The site plan must be drawn on a Plot Plan (see Page 3 of this document). The property owner or applicant must sign this form. Drawings for the more complicated accessory structures will also include a foundation plan, roof framing plan, and a section drawing. Samples of drawings can be obtained from the Building Inspection Division. (Ask for Form B-98.)

LOCATION ON PROPERTY

Accessory structures can be no closer than three feet (3') to a side provided the accessory structure is located in the back half of the property, or rear property line and no closer than six feet (6') to any other structure. Accessory structures located in the front half of the property must meet the same setbacks as those required for the main house. Accessory structures cannot be located in a front yard. Please refer to the following site plan for additional detail on setbacks and

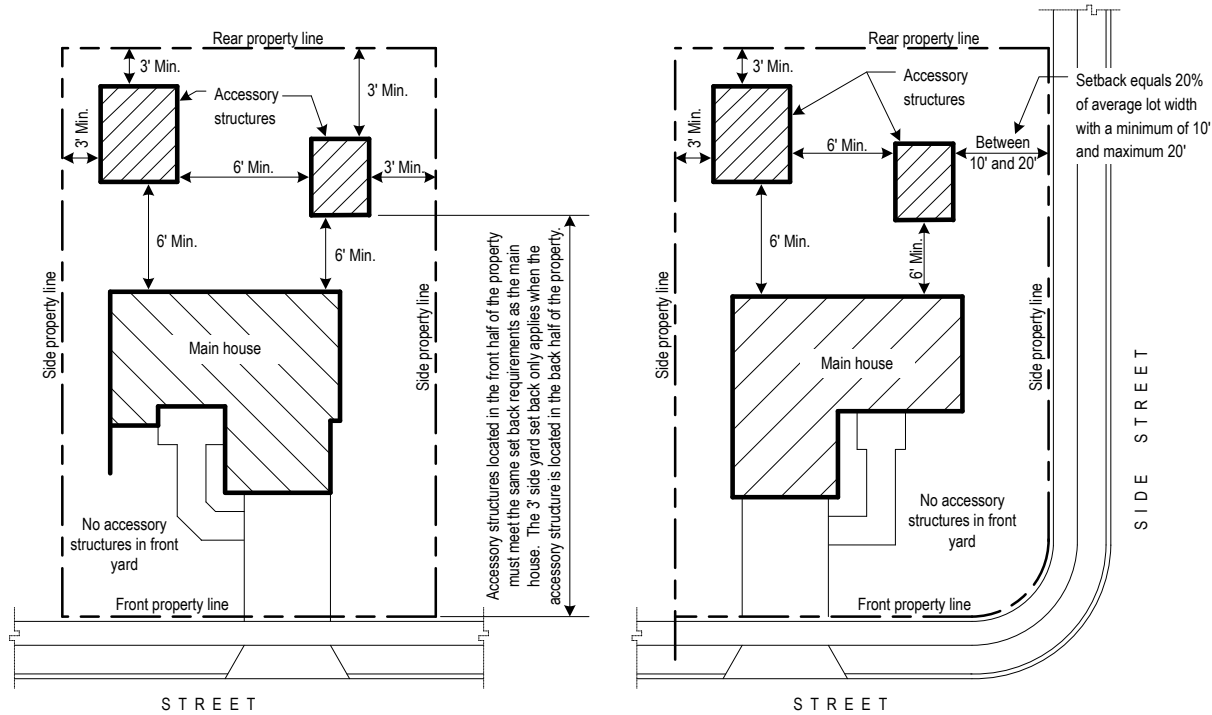
structure locations. If you have any questions on allowable locations of accessory structures, please contact the Planning Division at 510-578-4330.

FOUNDATIONS

Foundations are required for most all non-exempt accessory structures.

HEIGHT

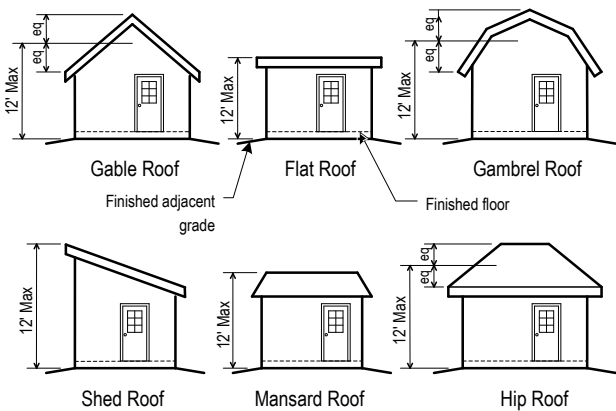
The maximum height of any accessory structure is twelve feet (12'). Please refer to the following diagrams describing the methods used to determine structure height. Some residential districts have special height restrictions that can be lower than twelve feet (12'). For specific information contact the Planning Division.



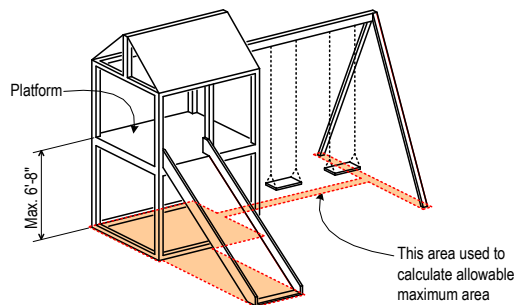
Interior Lots

Corner Lots

Sample Site Plan Showing Minimum Setbacks for Accessory Structures from Property Lines and other Structures for Single Family Dwellings



Standards Used to Determine Maximum Height of Accessory Structures



Residential Play Equipment



CITY OF NEWARK

Building Inspection Division

37101 Newark Boulevard, Newark, CA 94560

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PLOT PLAN

Project Address	PermitNo.
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Draw in the space below a plot plan of the project as close to scale and as large as possible. Show property lines, streets, existing structures, fences, easements, zoning required side, rear and front yards, and new or proposed construction or alteration. Provide dimensions between all structures and from all structures to property lines.

<p>CERTIFICATION/ACKNOWLEDGMENT As the applicant and/or owner of subject property, I certify that all the information presented on this plot plan is an accurate representation of the site conditions and property descriptions. I understand that this plot plan will be relied upon to confirm proper placement of the proposed construction and it is my responsibility to accurately locate and identify structures, improvements and property lines, and that the City has not independently verified the accuracy of the plot plan. I understand that it is my personal responsibility to move, relocate, or demolish incorrectly placed structures, additions, and/or improvements. Further, I understand that using fences to locate property lines can result in incorrectly placed structures because fences are not necessarily located on property lines. I am aware that the City Building Inspection Division strongly encourages that applicants and/or owners retain the services of a licensed land surveyor to accurately locate property lines.</p>	<hr/> <p>Print Name</p> <hr/> <p>Signature</p> <hr/> <p>Date</p>
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