

Is there any limitation on how many accessory structures I can have?

You may have only one accessory structure in addition to your garage, unless your lot is twice the minimum lot size for the zoning district.

What other rules apply for workshops, studios and storage areas?

An accessory structure intended as a workshop or studio is subject to the following:

- **Use.** Accessory structures may be used as a studio for non-commercial hobbies or amusements; artistic endeavors, such as painting, photography, or sculpture; or for similar purposes. Use for commercial activity shall comply with Fort Bragg Municipal Code (FBMC) 17.42.080 or 18.42.080 (Home Occupations).
- **Floor area.** A workshop studio and/or storage area footprint shall not occupy an area larger than 25 percent of the building footprint of the primary structure.

What other rules apply for greenhouses?

Size. A greenhouse may occupy up to 400 square feet in the Low and Medium Density Residential (RL or RM) zones and are not permitted in the High or Very High Density Residential (RH or RVH) zones.

Can I convert my outbuilding to a granny unit?

Sometimes accessory structures can be converted to a granny unit. See the City's Second Unit brochure for more information.

Where do I go for more information?

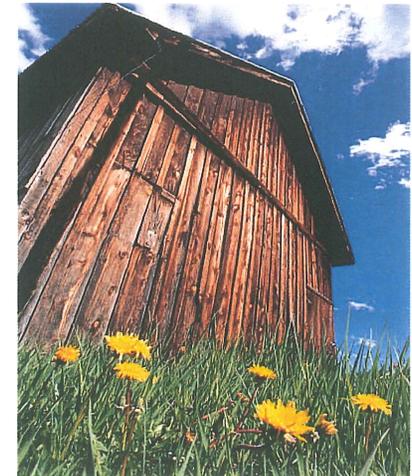
Consult with a City planner or refer to FBMC 17.42.160 or 18.42.160 for more information about residential accessory uses and structures, and for specific requirements for patio covers, swimming pools, and tennis courts.

All development applications are subject to the regulations set forth in the Fort Bragg Municipal Code. Please be advised that, prior to submittal of a complete application and set of plans, staff comments and interpretations should be considered preliminary and subject to change pending full review of a complete application package by all City, County, and State departments/agencies as necessary.

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Residential Accessory Structures



City of Fort Bragg

What is a residential accessory structure?

Residential accessory structures include detached garages, greenhouses, patio covers, swimming pools, tennis courts, workshops, artist studios, and sheds.

Do I need a building permit to put up a residential accessory structure?

Structures over 120 SF require a building permit. Buildings under 120 square feet (SF) generally do not require a building permit unless they have plumbing or electrical service. Consult a Mendocino County building inspector for questions about building permit requirements.

If it doesn't need a building permit, does it matter where I put it?

Yes. Residential accessory structures must comply with setbacks. If you build your accessory structure in the setbacks you will be asked to tear it down or move it. You may ask a planner to discuss your proposed project and provide you with information about the specific setback requirements in your zoning district.

- **Front setback.** Only garages are allowed within a front setback, and they must comply with the specific garage front setback of the zoning district.
- **Side and rear setbacks.** An accessory structure (not exceeding 10' in height) must have side and rear setbacks of at least five feet. An accessory structure with a height greater than 10' must comply with the setback requirements of the zoning district.

- **Five foot separation between structures.** An accessory structure has to maintain at least a five-foot separation from other accessory structures and the primary dwelling unit.
- **Not in the Front Yard.** An accessory structure may not occupy the front half of a parcel, or either front quarter of a double-frontage lot.

Is there a height limit?

Yes. The height of an accessory structure other than a detached garage cannot exceed 12', except where a greater height is authorized with a Minor Use Permit. The height limit of a detached garage including any accessory uses, structures, and additions built into or on the detached garage cannot exceed 16' unless authorized by a Minor Use Permit.

How big can I build it?

Where permitted, the combined coverage of all accessory structures on a lot cannot exceed 500 SF. The maximum site coverage for all structures on a parcel must also comply with the lot coverage for the zoning district.



Are there any special regulations for detached garages?

Yes. A garage for a single-family dwelling has to comply with the following requirements. This limitation does not apply to double lots.

- **Limitation on number.** A single parcel may have only one attached or detached garage, except that this limitation does not apply in the Rural Residential and Rural Suburban zoning districts
- **Front setback.** Garages must comply with the garage front setback requirements of the zoning district.
- **Side setbacks.** A garage has to be set back a minimum of five feet from side property lines, unless a maintenance easement is granted by the owner of the adjacent parcel in which case it may be built to the side property line on that side.
- **Rear setback.** A garage must be set back a minimum of five feet from the rear property line.
- **Garage accessible from an alley.** Where a garage is accessible to vehicles from an alley, it must be located not less than 25' from the opposite side of the alley.
- **Facade width.** The facade of any garage facing a street cannot be more than 25' wide.