 <p>CITY OF AMERICAN CANYON COMMUNITY DEVELOPMENT DEPARTMENT</p>	<h2>RESIDENTIAL ACCESSORY STRUCTURES GUIDE</h2> <p>4381 Broadway, Suite 201 American Canyon, CA 94503 Inquiries: (707) 647-4337 www.cityofamericancanyon.org</p>	<p>Revision Date 10/2/2018</p> <p>Codes Enforced: ACMC Chapter 19.10.060</p>
<p>Planning Division</p>		

Accessory Structures for Residential Districts:

Before building a new accessory structure or installing a pre-fabricated version (tool shed, playhouse, storage building or detached garage), it is recommended to review the proposed project with a City of American Canyon Planner. Accessory structures must comply with height, setback, and lot coverage requirements (see reverse of handout for an example). If you intend to build an Accessory Dwelling Unit or a habitable detached structure, you will need to mention this to Planning and Building Division staff at the planning or building division counter and they will assist you with the next steps.

What are the Accessory Structure zoning requirements?

1. Accessory Structures must be separated from the primary dwelling by at least 6 feet.
2. Accessory Structures may not be more than 15 feet in height.
3. Accessory Structures may not be placed in the front yard setback.
4. Accessory Structures in the rear or side yards must be placed at least 3 feet from the property line.
5. Accessory Structures in the rear yard may not exceed 50% of the rear yard area.
6. The outer dimensions of the Accessory Structure is counted toward the lot coverage limit. (The maximum lot coverage is typically 40%).

What are the Building Permit requirements?

1. Accessory Structures over 120 square feet OR attached to the primary dwelling require a building permit.
2. Accessory Structures subject to a building permit are required to be placed on a solid foundation, such as a concrete pad.
3. Accessory structures with electrical outlets, lights, and plumbing fixtures will require a permit for these improvements.
4. Accessory Structures over 1,200 square feet must be protected with fire sprinklers.

What is required for an Accessory Structure Building Permit Submittal?

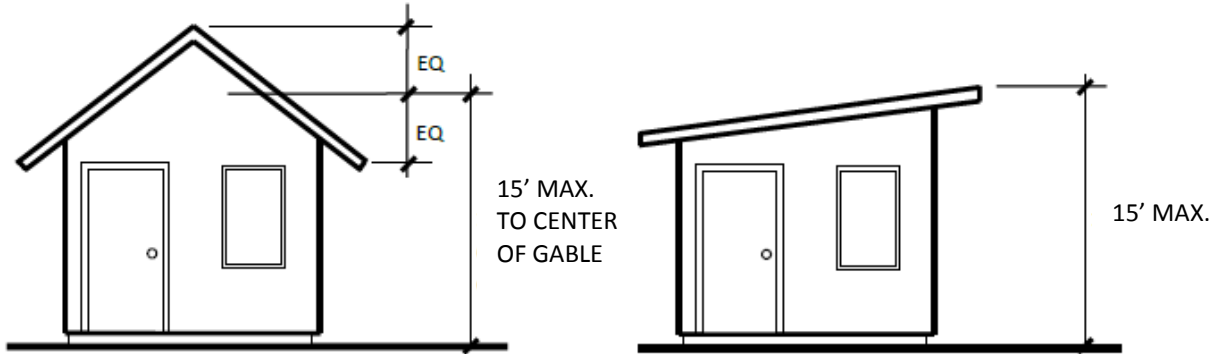
- Standard Project Information on Building Permit Application
 - Include a complete description of work, sheet index, designer's contact information and project location map. Include the square footage of any existing buildings on the property that will either remain or be demolished. Include the lot coverage calculation and the area of the new structure.
- Site Plan
 - Provide dimensions from the main building to the proposed structure and to the property lines.
 - **See reverse side of handout for sample drawings and dimensional limitations.**
- Construction Details
 - Provide details as necessary to describe the method of construction for all building elements.
- Structural Calculations (If needed per design)
 - Structural calculations may be required for accessory structures if they are not conventionally framed. If you plan on installing a pre-fabricated shed or structure, provide the manufacturer's spec-sheets.

Who can I contact for further information?

Contact the Community Development Department at 707-647-4336 if you have any questions.

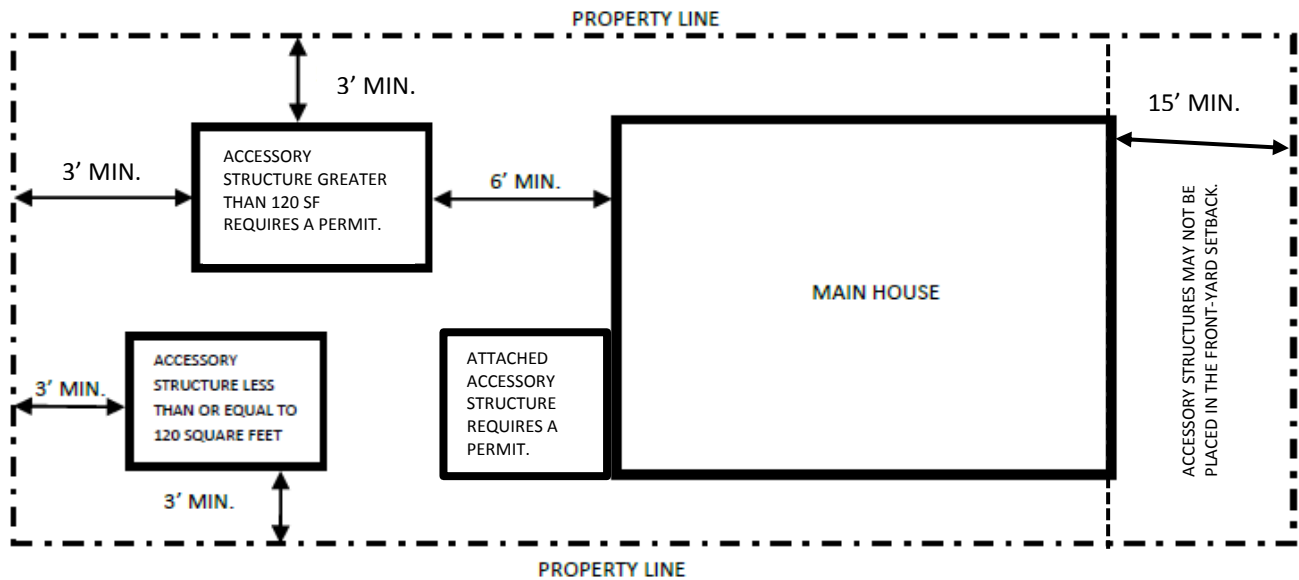


Guide to Applying for a Residential Accessory Structure



MAXIMUM HEIGHT OF ACCESSORY STRUCTURES

SAMPLE LOT COVERAGE CALCULATION:	
-HOUSE (1 ST FL) –	1200 SF
-GARAGE –	400 SF
-ACC. STRUCTURE(S)	360 SF
-AREA TOTAL	1760 SF
-LOT SIZE	6500 SF
-LOT COVERAGE	$1760 / 6500 = 27\%$



SAMPLE SITE PLAN SHOWING MINIMUM SETBACKS