

# Accessory Structures

Accessory structures are also referred to as appurtenant structures. An accessory structure is a structure which is on the same parcel of property as a principal structure and the use of which is incidental to the use of the principal structure. For example, a residential structure may have a detached garage or storage shed for garden tools as accessory structures. Other examples of accessory structures include gazebos, picnic pavilions, boathouses, small pole barns, storage sheds, and similar buildings.



The City of Lakeport Municipal Code, and the 2016 California Building Code state that "One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area is not greater than 120 square feet", are exempt from having a building permit. (CBC Sec. 105.2.1)

For accessory structures over 120 square feet, a building permit is required.

The process would follow the new construction guidelines.

Contact the Planning Division to learn what your Zoning would be. They are able to give you the setback and zoning requirements for your parcel, and any zoning permit information.

Once you have the necessary zoning information, you may move forward with the Building Permit Process.

The Building Division will be happy to assist you throughout the permitting and building process.

You will find the Building Permit Application on our website, [www.cityoflakeport.com](http://www.cityoflakeport.com), or at our counter at City Hall. Along with the application, you will need to submit two (2) sets of construction plans, a site plan, and energy calculations, if necessary.

Once the Submittal is in the system it will go through Plan Review. If there is any issue, you will be notified and once remedied, and permit fees paid, the building permit will be issued.

Now, you may begin the construction part of the Building Permit Process. When you have completed specific portions of construction, you will need to contact the building division for an inspection. Once the Building Inspector has signed off that the completed portion of construction is correct, you can continue moving forward. When you have completed the project, you will need to have a final inspection. Once the final inspection has been completed, you are finished with the process.

If you have any questions or concerns, please contact the Building Division at (707)263-5615 ext. 205.

