



TOWN OF MORAGA

PLANNING DEPARTMENT

SHEDS, GREENHOUSES, OR PLAYHOUSES

Any shed, greenhouse or playhouse being in a single-family residential zoning district shall be subject to the regulations of Moraga Municipal Code (MMC) 8.70 – Accessory Structures and Buildings. According to MMC§ 8.70.020(C): Any shed, greenhouse, or playhouse not exceeding a total of one hundred twenty (120) square feet in floor area, with a height of no more than eight feet, may be located anywhere within a required side or rear yard, provided that it is reasonably screened from view from the front of the property by a fence, building, or landscaping.

Zoning Districts: 1-Dwelling Units per Acre (1-DUA), 2-Dwelling Units per Acre (2-DUA), 3-Dwelling Units per Acre (3-DUA)

Setbacks:

| | 1-DUA | 2-DUA | 3-DUA |
|----------------------------|---------|---------|---------|
| Front yard setback | 25-feet | 25-feet | 20-feet |
| Exterior side yard setback | 25-feet | 20-feet | 15-feet |
| Side yard Setbacks | 20-foot | 15-foot | 10-foot |
| Rear yard Setbacks | 25-feet | 20-feet | 15-feet |

Height:

- Eight (8)-feet in height or less: shed may be located anywhere in the side or rear yard of the property but must be reasonably screened from view from the front of the property by a fence, building or landscaping.
- Over eight (8) feet in height to fifteen (15) feet in height: must meet the zoning setback of the property (See setback table above).
- Higher than 15 feet, requires review and approval of the Design Review Board (public meeting) according to MMC§ 8.70.020 Accessory Buildings (E).

MMC§ 8.70.020 Accessory Buildings (D):

Accessory buildings shall be placed so as to maintain a clear path of access at least five (5) feet wide from the front of the property to the rear yard.

Single-Family Residential Site Planning Design Guidelines SFR1.3

Accessory structures should complement the main structure unless the accessory structure cannot be seen from neighboring properties. Landscaping may be required to screen the accessory structures from view from off site.

Application Requirements:

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| No Permit Required | <p>Sheds, greenhouses, or playhouses one hundred twenty (120) square-feet in size or less, eight (8) feet in height or less, , can be placed in the rear and side yard setbacks if reasonably screened from view from the front of the property by a fence, building or landscaping.</p> <p>Sheds, greenhouses, or playhouses one hundred twenty (120) square-feet in size or less, and eight (8)feet in height and not exceeding fifteen (15) feet in height that meet Zoning District setbacks.</p> |
| Administrative Design Review | Sheds, greenhouses, or playhouses exceeding one hundred twenty (120) square-feet in size, and fifteen (15) feet in height or less, that comply with Design Guidelines. . |
| Design Review Board | Sheds, greenhouses, or playhouses exceeding (fifteen) 15 feet in height or that require an exception from the Town of Moraga Design Guidelines. |