

CITY OF ORLAND



STORAGE SHEDS, PATIO/SHADE COVERS AND CARPORT REQUIREMENTS

Definitions:

Orland Municipal Code Section 17.08.040 – Accessory use, structure.

B) “Accessory structure” means a usual and customary building normally associated with a permitted or conditional use.

Orland Municipal Code Section 17.76.020 - Accessory uses.

Accessory uses, as defined in this title, shall be permitted as appurtenant to any permitted use unless otherwise provided in this title, provided that no accessory use shall be conducted on any property in any R zone unless and until the main building is erected and occupied, or until a use permit is secured.

(Ord. 2007-05 § 3 (part))

General Requirements:

1. Storage Building or Shed:

Number: No more than one detached storage or shop building is permitted per legal lot.

Height: The maximum height of a storage shed shall be fifteen (15) feet.

Design/Style: Roof pitch, color, materials shall be of similar style to the primary unit.

Setback(s): Shall not be located in any required front yard setback or in front of the primary structure and shall be consistent with the building setbacks of the zoning district in which located.

Utilities: The storage building or shed shall not be equipped with electrical service or plumbing.

- Storage sheds less than 120 sq ft and having no utilities (water and/or power) and under 6’ in height do not require any permits and are exempt from setback requirements.
- Storage sheds less than 120 sq ft and having no utilities (water and/or power) and under 8’ in height do not require any permits but must meet setback requirements for each zoning district.
- Storage sheds more than 120 sq ft in size, or, storage sheds having any utility service, windows or doors require a site plan review and building permit issuance.

2. Patio Cover/Shade Structures:

- Shall be setback a minimum of five (5) feet from the rear and side property lines.
- Shall be open on at least two (2) sides.
- Shall be a maximum of twelve (12) feet in height.

3. *Carports / Parking Structures* (OMC Section 17.76.100.L and M):

L. Carports:

1. If a new carport is being provided in an existing parking area where none existed previously, and the existing parking area is not paved, no further paving under the carport or access thereto is required.
2. **Canvas, plastic and light metal parking structures: This type of parking cover shall not be located within a front yard area or within a required setback nor shall it block a designated emergency escape or egress route.** *Note: Placement review requires the submittal of a site plan and site plan review fee established by the city council.*
3. Carport design, materials and colors shall be the same as main buildings.
4. Where carports back up to the public streets or public view, applicant shall provide structural walls to screen cars.
5. Include facias in carport roof design to screen support beams and trusses.
6. Carport roof design shall be the same as the roof design of the main building(s).
7. Support columns shall be proportional in size to the carport structure (small or “matchstick” columns are not permitted).
8. Carport sales and displays require a conditional use permit. Carport sales are not allowed in any residential zoning district.

M. Parking Structures:

1. **Heavy metal parking structures shall be installed on footings and must meet California Building Code (CBC) requirements.**
2. Large commercial parking structures are not allowed in, or adjacent to, any residential zoning district.
3. Elevation designs shall maintain similar proportions and rhythm of architectural elements with those on adjacent buildings for architectural harmony.
4. Use the street level of parking structures for retail uses, or screen by dense landscaping and berming for visual relief.

(Ord. 2007-05 § 3 (part); Ord. No. [2022-02](#), Exh. A; Ord. No. [2022-03](#), Exh. A)