



Storage Sheds and Patio Covers

City of Live Oak
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(SEE LOMC CHAPTER 17.15.030)

Residential Accessory Structure: Any buildings that are customarily incidental to a residence and garage including a guest house, greenhouse, storage shed, studio, pool house, workshop, detached deck, patio, and similar structures that are over 18" in height.

Rules Applicable to All Residential Accessory Structures

- ❖ The combined number of all residential accessory structures shall be limited to 3
- ❖ The combined floor area of all residential accessory structures shall be 1,000 square feet
- ❖ The maximum height of a residential accessory structure is 15 feet
- ❖ The front and side yard setbacks are the same as required by the zone district, the rear yard setback may be reduced to ½ the required.
 - R-1 zone will be 15 feet front yard, 5 feet side yard, 10 feet street side yard, and rear yard is 10 feet or 10% of lot depth whichever is less

Storage Sheds

- ❖ Storage sheds with no utilities, less than 120 square feet of roof area, and under 8 feet in height do not require any permits and are exempt from lot coverage and setback restrictions
- ❖ Storage sheds greater than 120 square feet, or sheds with utilities require a building permit

Patio Covers

- ❖ An attached patio cover may encroach 10 feet into the rear yard subject to the following
 - Shall be open on all non residence sides
 - May have a max 3' high wall with open screening
 - Patio cover width shall not exceed ½ the width of the residence

You may apply for a use permit if you are unable to conform to these standards