

Chapter 19.440 - ACCESSORY BUILDINGS AND STRUCTURES

19.440.010 - Purpose.

The purpose of regulating accessory buildings and structures is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses.

(Ord. 7331 §68, 2016; Ord. 6966 §1, 2007)

19.440.020 - Applicability and permit requirements.

Accessory buildings and structures, as defined in Article X (Definitions) are permitted as set forth in Article V, Base Zones and Related Uses and Development Provisions subject to the requirements contained in this chapter.

- A. Accessory structures shall be permitted in accordance with Article V Table 19.150.020.B (Incidental Uses Table). Single-story, detached, accessory buildings used as tool and storage sheds, playhouses, or similar use, may be exempt from building permits, provided the floor area does not exceed 120 square feet and the height does not exceed ten feet and is specifically exempted by the California Building Code.

(Ord. 7331 §68, 2016; Ord. 6966 §1, 2007)

19.440.030 - Site location, operation and development standards.

These standards supplement the standards for the zone in which the accessory use is located. If an accessory structure is attached to the principal building, such structure shall comply with the development standards for the principal building.

- A. No accessory structure shall be permitted unless a principal building exists and is occupied by the use intended.
- B. Accessory structures shall not cover more than 35 percent of the required side or rear yard setback area.
- C. Accessory structures shall be located a minimum of five feet from the principal building or the distance required by the Building Code, whichever is greater. Eave line separation from the principal building shall conform to the provisions of the Building Code. Accessory structures located less than five feet from the primary building shall be considered "attached" and must meet the setbacks of the underlying zone.
- D. Garage and carport accessory structures with direct access from an alley shall be located a minimum of 25 feet from the opposite boundary line of the alley.
- E. Accessory structures within residential zones shall comply with the following additional regulations.
 - 1. Accessory structures shall be no closer to the front lot line than the front-most wall of the dwelling nearest the front lot line, or 50 feet, whichever distance is ~~less~~greater.
 - 2. The interior side and rear yard setback shall be five feet for a single-story accessory structure.
 - 3. The interior side and rear yard setback shall be the same as the respective underlying zone for two-story accessory structures or accessory structures exceeding 20 feet in height.
 - 4. The street side yard setback for an accessory structure shall be the same as the street side setback of the underlying zone.

5. In the RR, RE and R-1 Zones, all metal accessory structures shall be limited to a maximum total floor area of 120 square feet; all other accessory structures shall be limited to a maximum floor area of 750 square feet. There is no size limit for accessory structures in the RC, RA-5, R-3 or R-4 Zones or any Zone when built in conjunction with a Planned Residential Development (i.e. clubhouse) or Conditional Use Permit (i.e. assemblies of people - non entertainment or assisted living).
 6. Any accessory structure over five feet in height shall be set back at least five feet from side and rear property lines.
 7. Single-story accessory structures shall not exceed 20 feet in overall height and two-story accessory structures shall not exceed 30 feet in overall height.
- F. Accessory structures in nonresidential zones shall comply with the following additional regulations.
1. Accessory structures shall be no closer to the front lot line than the front-most wall of the building nearest the front lot line, or 50 feet, whichever distance is less, unless specifically noted by other provisions of this title (e.g. vehicle fuel station canopies, etc.).
 2. Side and rear setbacks shall be the same as the respective setbacks required by underlying zone.
- G. Cargo containers in all zones shall comply with the following regulations.
1. In the RA-5 and RR zones, a minimum site area of two acres shall be required to place a cargo container on a property. On such properties, no more than two cargo containers with a maximum combined floor area of 640 square feet shall be permitted.
 2. On public and private institutional properties such as schools, parks, recreational facilities and properties Zoned PF, a maximum of 1 cargo container per one acre shall be permitted, not-to-exceed a total of 2 cargo containers per property or use. More than two containers may be permitted with the issuance of a minor conditional use permit.
 3. In the CG, BMP, I, AI, AIR, and RWY Zones, a maximum of four cargo containers per property or use is permitted. More than four containers may be permitted with the issuance of a minor conditional use permit.
 4. Cargo containers shall not be modified by adding windows or electrical, plumbing or mechanical improvements, and shall be considered as non-habitable structures. The addition of roof-mounted ventilation turbines and the replacement or modification of the original doors shall be permitted, however, subject to the approval of the Building Official.
- H. Patio covers shall comply with the following regulations.
1. Such structures shall not exceed more than one story in height and shall be erected at least five feet away from any rear or interior side lot line.
 2. Such structures shall be unenclosed on at least three sides and shall be entirely open, except for necessary supporting columns. A roof connecting the primary building and the accessory building shall be unenclosed and open on only two sides.
- I. Swimming pools and spas shall comply with the following.
1. No swimming pool or spa shall be located in a required front yard setback area.
 2. Any swimming pool or spa shall be located at least three feet away from any property line
 3. All swimming pools and spas shall conform to all Building Code and Health and Safety Code requirements.

4. Equipment related to a swimming pool, such as a fountain, slide, diving board, etc., shall not exceed five feet in height when located within five feet of a property line.

(Ord. 7331 §68, 2016; Ord. 7235 §7, 2013; Ord. 7109 §6, 2010; Ord. 6966 §1, 2007)