

Accessory Structure Code Amendments

Los Altos City Council

Tuesday, February 27, 2018

7:00 pm



Overview

- **New Zoning Code Chapter Titled “Accessory Structures in R Districts”**
- **Increase Minimum Accessory Structure Setback from 2.5’ to 5’ in Rear Yard**
- **Expanded Use of Accessory Structure Daylight Plane to Both Side and Rear Property Lines**
- **Establish 35% Lot Coverage Limit in Rear Yard**

New Zoning Code Chapter

- **Consolidates accessory structure regulations in one location**
- **Many of the existing accessory structure regulations maintained**
- **Simplifies language and improves legibility**

Size, Height and Placement

Location	Maximum Size	Max. Height	Minimum Setback
Required side yard setback area (interior and exterior)	120 square feet	6 feet	None
Required rear yard setback area	800 square feet	12 feet	0 feet when under 6 feet in height
			5 feet when between 6-12 feet in height
			2.5 feet for an eave overhang, or similar projection, when over 6 feet in height
Main structure's building envelope (meets all required setbacks)	No size limit	12 feet	None



Rear Yard Setback

Rear Yard Setback

Interior Side Yard Setback

Building Envelope

Interior Side Yard Setback

Interior Side Yard Setback

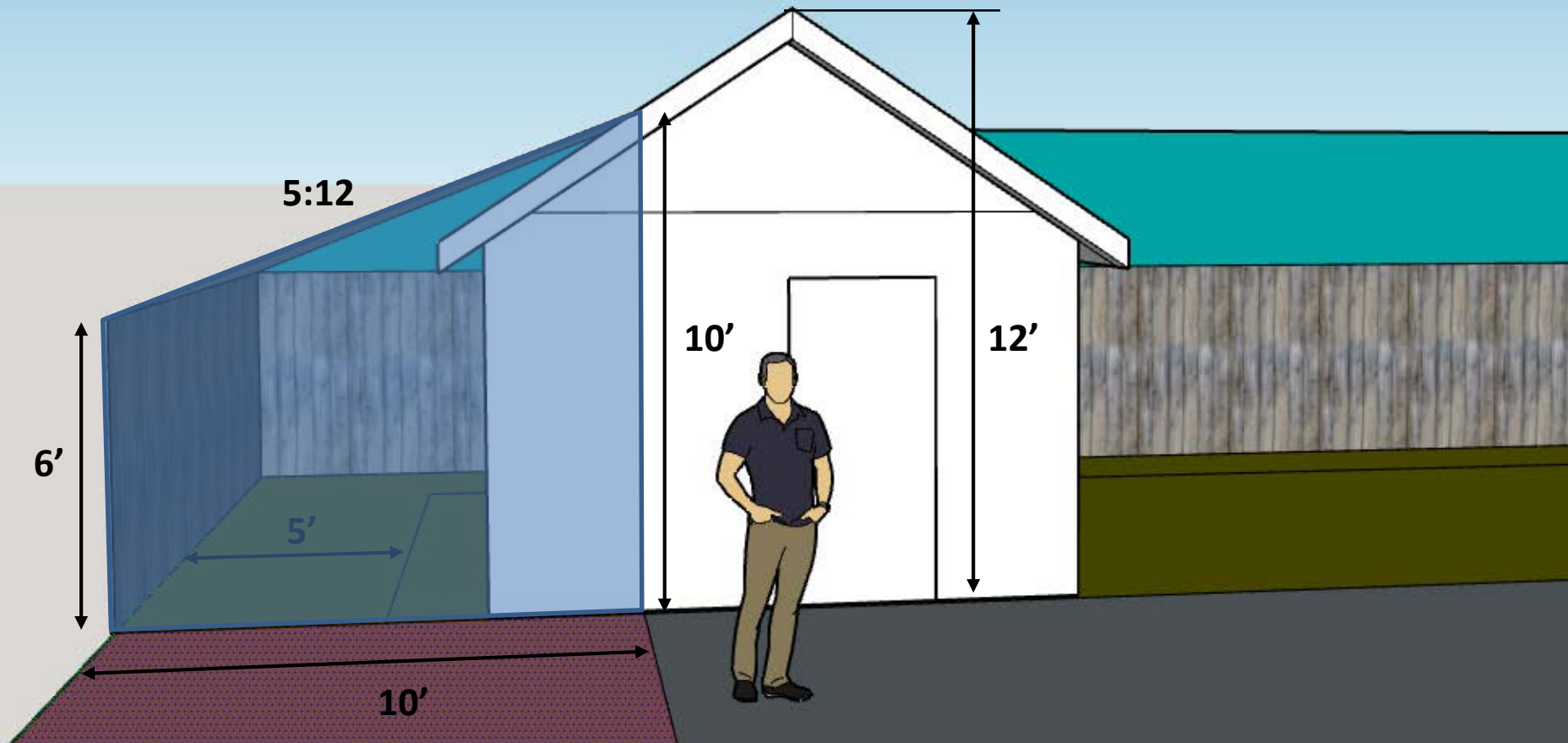
Building Envelope

Exterior Side Yard Setback

Front Yard Setback

Front Yard Setback

Daylight Plane



Rear Yard Lot Coverage



35% Maximum Lot Coverage
In Rear Yard Area