



ACCESSORY STRUCTURES AND SWIMMING POOLS IN SINGLE-FAMILY (R1) ZONE DISTRICTS

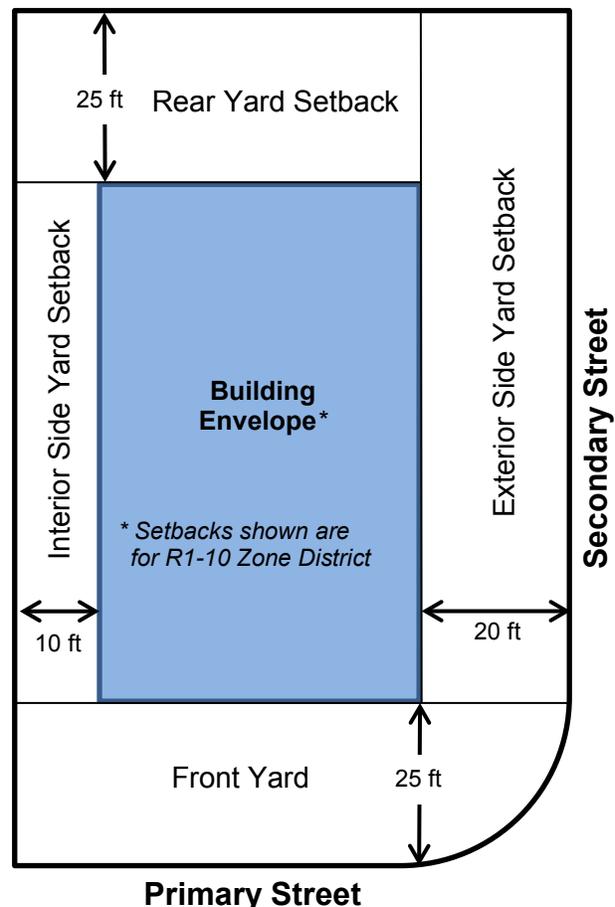
As prescribed in the Zoning Code (Chapter 14.15), accessory structures and swimming pools are allowed on single-family zoned properties. Any accessory structure, *temporary or permanent*, that exceeds six feet in height requires a Site Permit to verify Zoning Code compliance. Accessory structures over 120 square feet in size require a Building Permit, which includes administrative design review from Planning.

General

- Freestanding, unenclosed play structures, such as jungle gyms, swing sets, slides or other similar structures intended for children's play, do not require a Site Permit or Building Permit. *However, any play structure that exceeds 6 feet in height must meet comply with all applicable site standards for an accessory structure.*
- Unenclosed accessory structures (open to light and air on at least two sides with a solid or semi-open roof) such as trellis', gazebos and pergolas, that exceed 6 feet in height, require a Building Permit.
- Enclosed accessory structures (structures with three or more walls and a solid roof) such as playhouses, storage sheds, and pool houses that are over 6 feet in height, require a Site Permit and/or a Building Permit.
- Accessory structures that exceed 6 feet in height must comply with a property's floor area and lot coverage requirements.

Structures in a Side Yard Setback Area (Interior or Exterior)

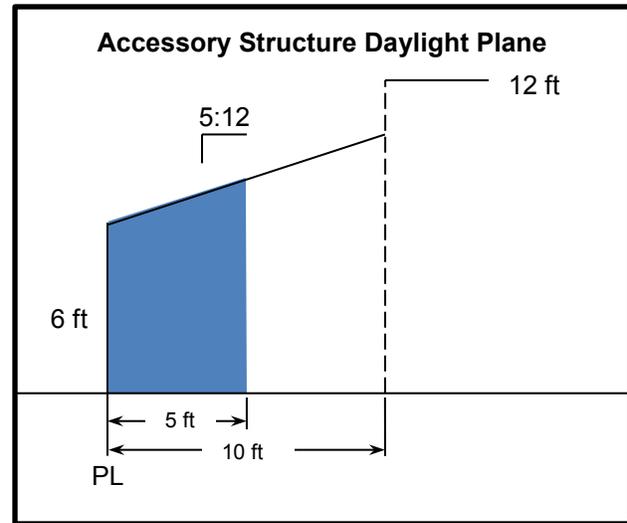
- Maximum Height: 6 feet
- Maximum Size: 120 square feet
- Minimum Setbacks: None
- Separation: Accessory structures must have minimum separation of 5 feet, either between the accessory structure and the main house or the accessory structure and the property line, as measured to the nearest wall(s) or supports.
- Screening: Accessory structures must be screened (as viewed from a public street or adjacent property) with a solid fence that is of equal or greater height.¹
- Accessory structures containing swimming pool equipment *cannot* be located in a required interior side yard setback, but can be located in a required exterior side yard setback.



¹ Per the City's Fence Ordinance (LAMC Chapter 14.72), a solid fence cannot exceed 6 feet in height.

Structures in the Rear Yard Setback Area

- ❑ Maximum Height: 12 feet
- ❑ Maximum Size: 800 square feet
- ❑ Minimum Setbacks:
 - 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
- ❑ Accessory Structure Daylight Plane: Begins at a height of six feet at the side and rear property lines and slopes into the property at a 5:12 pitch for a distance of 10 feet. All portions of an accessory structure, including roof eaves, chimneys and vents, must be within the daylight plane.
- ❑ Separation: An accessory structure must have a separation of at least 10 feet from the main house and at least 5 feet for another accessory structure, as measured to the nearest wall(s) or supports.
- ❑ Rear Yard Lot Coverage: In addition to compliance with the maximum allowable coverage and floor area ratio as provided by the subject zone district, the maximum coverage within the required rear yard setback area for all accessory structures, or portions thereof, that exceed six feet in height is 35 percent of the total rear yard setback area.



Structures Completely within the Main Building Envelope

- ❑ Maximum Height: 12 feet
 - The height limit may be extended up to 18 feet if the additional height is necessary to establish architectural compatibility with the main structure.
- ❑ Maximum Size: 800 square feet
- ❑ Minimum Setbacks: Must meet all setbacks for property's Zoning designation.
- ❑ Daylight Plane: Must meet the required daylight plane for property's Zoning designation.

Outdoor Barbeques and Fireplaces

- ❑ Outdoor barbeques, fireplaces, sinks and similar structures can be located within the building envelope or rear yard setback area, provided that they have a minimum setback of five feet from any property line. These structures are not allowed within a front yard or side yard setback area.

Hot Tubs and Swimming Pools

- ❑ Hot tubs and swimming pools can be located within the building envelope or rear yard setback area, provided that they have a minimum setback of five feet from any property line to the edge of the pool structure. These structures are not allowed within a front yard or side yard setback area.