



City of Los Altos

Planning Division

ACCESSORY STRUCTURES AND SWIMMING POOLS IN THE SINGLE-FAMILY (R1) DISTRICT

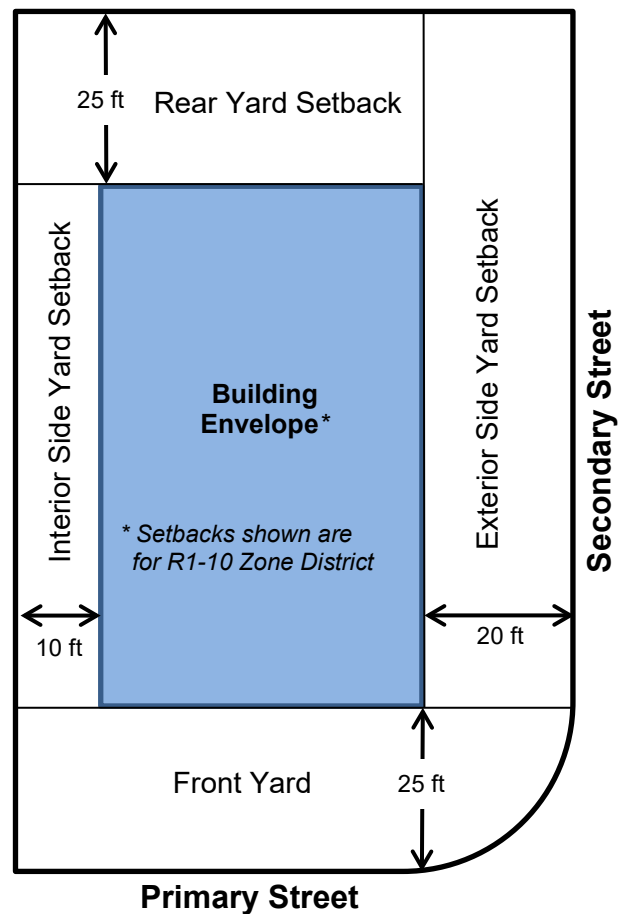
As prescribed in the Zoning Code, detached accessory structures and swimming pools are allowed on single-family zoned properties. Any detached accessory structure, *temporary or permanent*, requires an Administrative Design Review Permit from the Planning Division prior to placement or construction and a Building Permit if over 120 square feet in size.

General

- 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 detached garages, storage sheds, and pool houses that are over 6 feet in height, require a Planning and Building Permit.
- Freestanding, unenclosed play structures, such as jungle gyms, swing sets, slides, basketball hoops, or other similar structures do not require a Planning or Building Permit.
- Detached accessory structures do not include accessory dwelling units (ADUs) which have separate regulations.

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

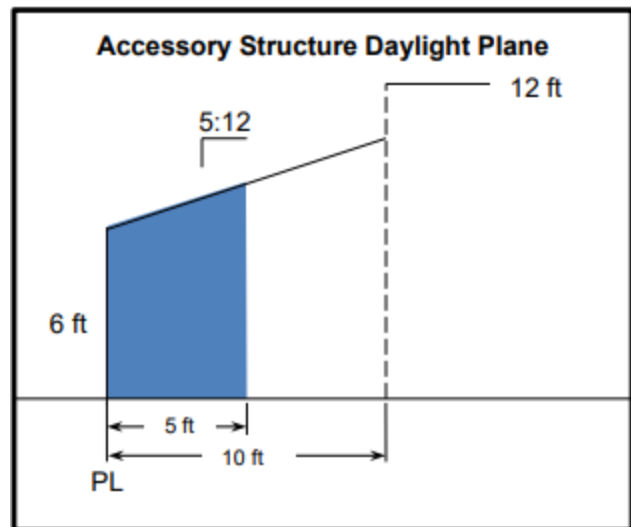
- Maximum Height: 6 feet
- Maximum Size: 120 square feet
- Minimum Setbacks: None
- Separation: Accessory structures must have minimum separation of 5 feet, either between the accessory structure and the main house or the accessory structure and the property line, as measured to the nearest wall(s) or 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



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
- 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 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.

Swimming Pools and Hot tubs

- Swimming pools and hot tubs can be located within the building envelope or rear yard setback area, provided 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.
- Swimming pool and hot tub equipment shall be enclosed in a noise attenuating structure and cannot be in a required interior side yard setback area.