



Planning Building & Department

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VARIOUS ZONING REGULATIONS RELATING TO ACCESSORY BUILDINGS AND STRUCTURES

PLEASE NOTE:

- ❑ These provisions apply to accessory buildings located in [Residential Zoning Districts](#) (except for LR-5 and LR-10 Zoning Districts and some Multiple Family Residential Zoning Districts). Structures built within Multiple-family Residential Zoning Districts may be subject to [design review](#) approval.
- ❑ Contact the [Planning Services Division](#) prior to exercising these regulations to ascertain whether additional information is required.

DEFINITIONS

6-302 **Accessory building:**

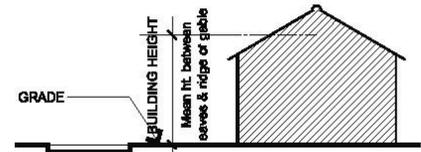
“Accessory building” means a subordinate building of 120 sq. ft. or less, the use of which is incidental to that of a main building on the same lot. (Ord. 655 § 3, 2016)

6-312 **Building:**

“Building” means any structure with a roof supported by columns or walls and intended for the shelter, housing or enclosure of persons, animals or chattels. (Ord. 221 § 4 (part), 1980)

6-313 **Building height:**

“Building height” means the vertical distance between the average of the highest and lowest grade at the lowest foundation wall (measured at existing grade or finished grade, whichever is lower) and the (1) highest point of a flat roof or (2) deck line of a mansard roof or (3) average height of the highest gable of a pitched or hip roof. (Ord. 494 § 1, 1999; Ord. 221 § 4 (part), 1980)

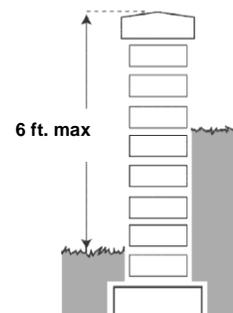


6-355 **Structure:**

“Structure” means anything constructed or erected and permanently attached to land, except (a) a building as defined in Section 6-312 of this title; and (b) sidewalks, gateways, pipes, meters, meter boxes, manholes, mailboxes, poles and wires, and appurtenant parts of all devices for the transmission and transportation of electricity and gas for light, heat or power, devices for the transmission of telephone and telegraphic messages, and devices for the transportation of water. (Ord. 243 § 1, 1981; Ord. 221 § 4 (part), 1980)

Structure height:

“Structure height” means the vertical distance between the lowest foundation wall (measured at existing grade or finished grade, whichever is lower) and the highest point of a structure.



6-526 **Height limitations in required yards:**

(a) Accessory buildings, as defined in Section 6-302 of this title, and structures, as defined in Section 6-355 of this title, shall not exceed the following height limits, if constructed in the required setback (front yard), side yard or rear yard which is applicable to the main building or principal structure on the lot:

- (1) Accessory buildings, 12 feet;
- (2) Structures, six feet.

For example, if the rear yard for the principal structure is 15 feet, but the rear yard for an accessory building is three feet, any accessory building would need to be 12 feet high or less to be allowed within the 15-foot rear setback line (but would still need to comply with the 3-foot setback). Please note that accessory buildings are not permitted in the front yard.

(b) For the purpose of this section, the height of a structure shall be determined by measurement on its tallest side between natural grade and its highest part; and the height of an accessory building shall be determined as provided in Section 6-313 of this title.

(c) Variance permits to modify the provisions of this section may be granted in accordance with the applicable provisions of Chapter 6-1 of this title. (Ord. 274 § 1, 1982; Ord. 243 § 2, 1981)

6-517 **Accessory uses in rear yards:**

An accessory building or accessory use may occupy not more than 30 percent of a required rear yard. (Ord. 54 § 2 (part), 1971)

SETBACKS

Rear Yard Setbacks for Accessory Buildings and Structures (see [Zoning District regulations](#))

3 ft. reduced rear yard setback if accessory building is:

- 1. In R-6, R-10, R-15, R-20, R-40, R-65, R-100, D-1, MRA, MRB, or MRO Zoning District
- 2. < 120 sq. ft. in area
- 3. 12 ft. Maximum Height

Reduced Side Yard Setbacks for Accessory Buildings

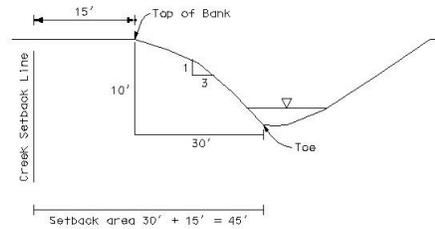
Zoning District	R-6	R-10	R-15	R-20	R-40	R-65	R-100	D-1	MRA	MRB	MRO
When this distance from front property line	50'	50'	65'	65'	75'	75'	65'	50'	50'	50'	50'
Then minimum side yards reduced to	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'

6-518 **Rear yard abutting on side yard.**

In all single-family residential districts and multiple-family residential districts, there shall be a rear yard of not less than five feet wherever the rear yard of a lot or parcel of land abuts on a side yard. (Ord. 54 § 2 (part), 1971)

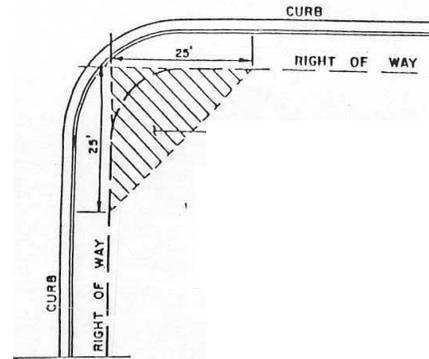
6-1841(c) **Creek setback requirements:**

No permanent structure other than fences and drainage and erosion protection improvements may be constructed within the setback area. (Refer to [Creek Setback Determination Guide](#))



6-511(a) **Sight obstructions at intersections (corner lots):**

No structure (including but not limited to fences and gateways) or vegetation which obstructs the visibility of and from vehicles approaching the intersection of a state highway, public road or street with another state highway, public road or street shall be constructed, grown, maintained or permitted higher than two and one-half feet above the curb grade, or three feet above the edge of pavement, within a triangular area bounded by the right-of-way lines and a diagonal line joining points on the right-of-way lines 25 feet back from the point of their intersection, or, in the case of rounded corners, the triangular area between the tangents to the curve of the right-of-way line and a diagonal line joining points on said tangents 25 feet back from the point of their intersection. The tangents referred to are those at the beginning and at the end of the curve of the right-of-way line at the corner.



PARKING SPACES

Off-street parking space requirements shall have minimum dimensions of at least ten feet by 20 feet either covered or open and shall not be located within the setback or side yard area of a principal structure. (Refer to your designated [zoning district](#))

- Reduced setbacks for accessory buildings do not apply to garages, carports, or any other space to be used for parking purposes.

WORK EXEMPT FROM PERMIT*

A building permit shall not be required for the following:

1. One-story detached accessory buildings used as tool and storage sheds, playhouses, and similar uses, provided the floor area does not exceed 120 square feet. [Lafayette Planning Services Division review is required, however, to ensure compliance with applicable zoning regulations.]
2. Fences not over 6 feet high.
3. Retaining walls that are not over 3 feet in height measured from the top of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or II-A liquids.

* Unless otherwise exempted, separate plumbing, electrical and mechanical permits will be required for the above-exempted items.