



## COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

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### ACCESSORY BUILDINGS AND STRUCTURES

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Accessory buildings and structures are subordinate buildings and structures, the use of which is incidental to that of the main building or buildings on the same lot or building site. The regulations for accessory buildings and structures are located in Sections 16.04.110 and 16.68.030 of the Zoning Ordinance.

Examples of accessory buildings and structures include garages and carports, storage sheds, built-in barbeque grills, play structures, and detached arbors. Secondary dwelling units are not considered accessory buildings, and are regulated separately under Chapter 16.79 of the Zoning Ordinance. In addition, garden features as defined in Section 16.04.322 of the Zoning Ordinance are not considered accessory structures.

If structurally attached to the main building, accessory buildings and structures must comply with all development regulations that apply to the main building, with the additional requirement that all garage or carport entrances facing a property line must be located at least 20 feet from that property line.

If detached from the main building, accessory buildings and structures must comply with the following development regulations:

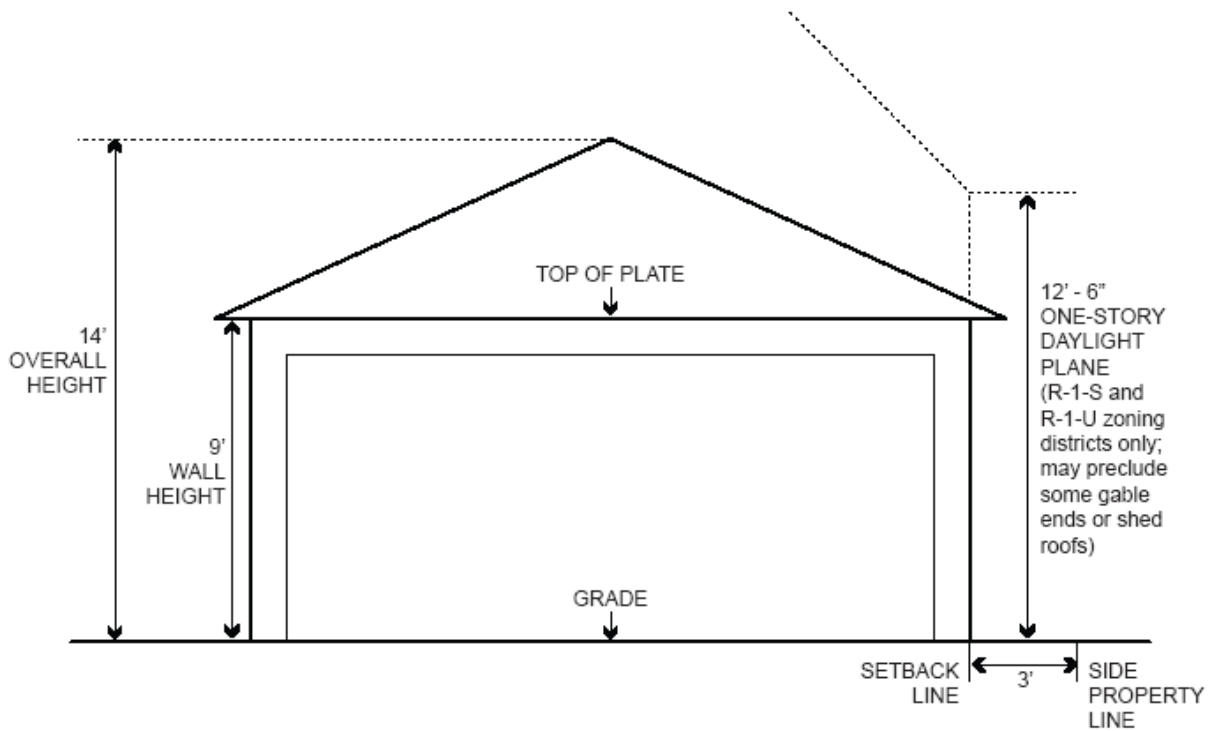
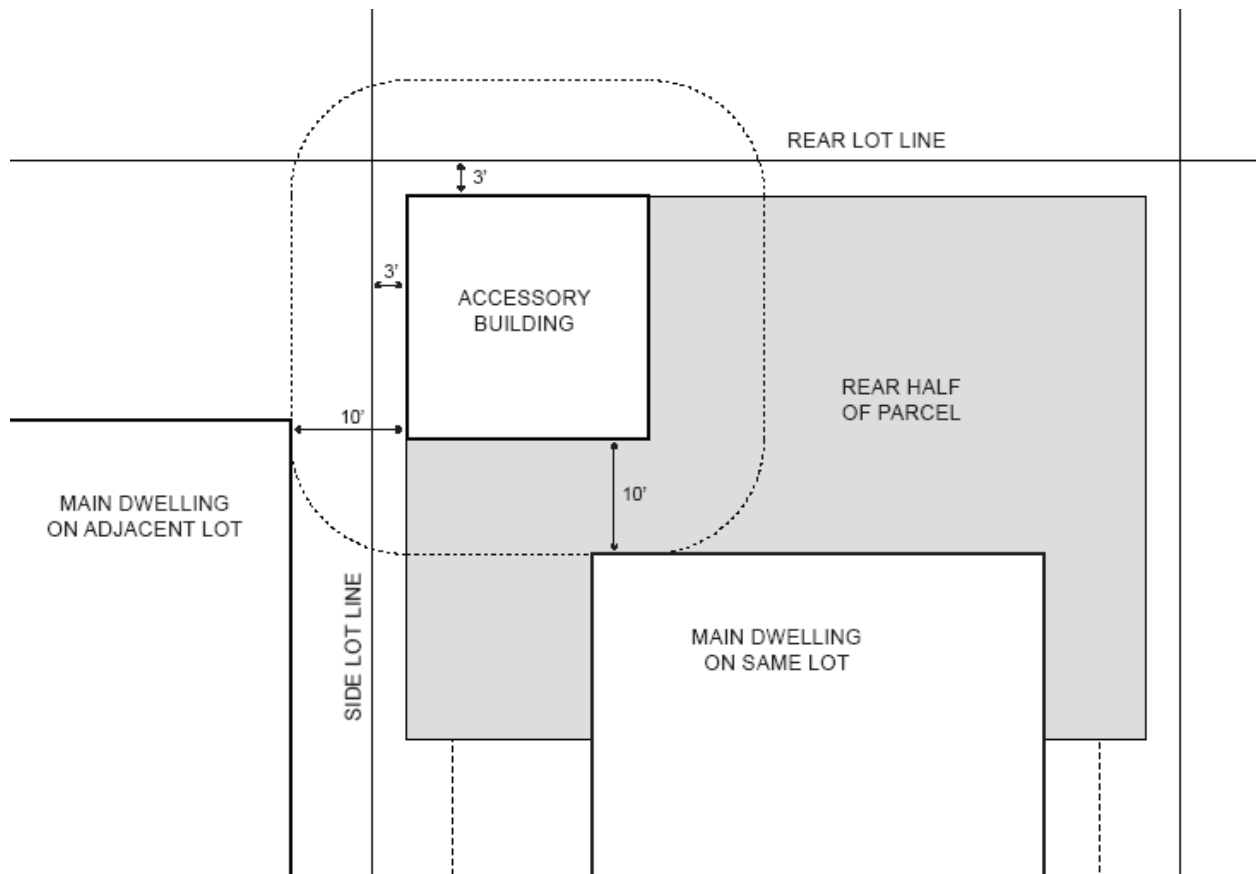
Gross Square Footage Limit (Total per Parcel)	700 square feet or 25 percent of the gross square footage of the main building (whichever is greater) <sup>1</sup>
Location	Rear half of lot
Setback, Side (Interior)	3 feet <sup>2,3</sup>
Setback, Side (Corner)	Equal to the required main building setback of adjacent street-facing lot
Setback, Rear	3 feet <sup>2</sup>
Setback, Alley	5 feet <sup>4</sup>
Setback from Any Dwelling Building	10 feet
Height, Overall	14 feet
Height, Wall	9 feet
Daylight Plane (One Story)	See Section 16.67.020 of the Zoning Ordinance (R-1-U and R-1-S zoning districts only)

<sup>1</sup> Higher gross square footage limits may be allowed, subject to use permit approval by the Planning Commission.

<sup>2</sup> Some parcels have public utility or other easements along rear and/or side property lines that prohibit the construction of structures within them. If you are not certain whether such easements exist on your property, please review the parcel's title report and ask to see the original subdivision or parcel map at City offices.

<sup>3</sup> Parking is not permitted within the main building side yards, so detached garages and carports are required to meet the main building setback requirements, unless the garage or carport is located at its absolute rear-most location.

<sup>4</sup> If the garage or carport entrance faces the alley, a greater setback may be required to meet Transportation Division guidelines regarding total backup distance.



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