

**Table 131-04K**  
**Floor Area Ratio in the RM-5-12 Zone**

<i>Stories or Structure Height</i>	<i>Maximum Floor Area Ratio</i>
1-4 <i>stories</i> or 48 feet	1.80
5 <i>stories</i> or 60 feet	1.85
6 <i>stories</i> or 72 feet	1.90
7 <i>stories</i> or 84 feet	1.95
8 <i>stories</i> or 96 feet	2.00
9 <i>stories</i> or 108 feet	2.05
More than 10 <i>stories</i> or 120 feet	2.10

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

**§131.0447 Maximum Paving and Hardscape in Residential Zones**

Within the required front *yard* of the RE and RS zones, the amount of paving and *hardscape*, including *architectural projections*, is limited to 70 percent of the total required *yard*.

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

**§131.0448 Accessory Structures in Residential Zones**

- (a) Multiple *accessory buildings* are permitted on a *premises*. However the square footage of all *accessory buildings* cannot exceed 25 percent of the allowable *gross floor area* of the *premises*.
- (b) An *accessory building* in the RE, RS, and RX zones may have electrical, gas, and water/sewer connections to provide the following activities:
  - (1) Lighting, washing machines, dryers, laundry tubs, and hot water heater;
  - (2) A one-half bathroom, limited to a water closet and a lavatory sink; and
  - (3) A shower, provided the property owner signs an agreement recorded with the County Recorder and processed through the City Manager stating that the building will not be used for living or sleeping purposes.
- (c) *Accessory buildings* in RE, RS, and RX zones may encroach into required *yards* subject to the following conditions:
  - (1) Encroachment into required *yards* can only occur on *premises* with less than 10,000 square feet of area.
  - (2) *Accessory buildings*, not including attached or detached patio, shall be limited to one *story*.

- (3) The maximum permitted *structure height* of an *accessory building* is 10 feet for a flat roof and 15 feet for a pitched roof. If the *structure* contains a shed roof, the maximum *structure height* is 12 feet measured at the ridge. A building with a flat roof may have a *roof deck*, provided that all handrails and other appurtenances are limited to 42 inches in height and comply with all *setback* requirements.
- (4) All required *visibility areas*, as set forth in Section 113.0273, shall be observed.
- (5) No *accessory building* shall be used for living or sleeping purposes.
- (6) In the RE and RS zones, the cumulative area of all *accessory buildings* encroaching into required yards shall not exceed 525 square feet in *gross floor area*.
- (7) In the RX zones, the cumulative area of all *accessory buildings* shall not exceed 400 square feet in *gross floor area*.
- (8) The length of any *accessory building* dimension within the required *yards* shall not exceed 30 feet in any given *setback*.
- (9) The *accessory building* must be placed entirely within the rear 30 percent of the *lot premises* or behind the front 70 feet of the *lot premises*, whichever results in the *accessory building* being located farther from the *street*.
- (10) If the *accessory building* is used for parking and access to the *structure* is taken from the *alley*, a minimum distance of 21 feet shall be provided between the edge of the *alley* opposite the *premises* and the exterior wall of the *accessory building*.
- (11) Within the Coastal Overlay Zone, *accessory structures* are subject to the supplemental regulations in Section 132.0403.

(Retitled from "Accessory Uses and Structures in Residential Zones" and amended 1-9-2001 by O-18910 N.S.; effective 8-8-2001.)

(Amended 3-01-2006 by O-19467 N.S.; effective 3-31-2006.)

#### §131.0449 Garage Regulations in Residential Zones

- (a) Garages within an Existing Embankment in the RE, RS, and RX Zones

Attached or detached garages, not exceeding 12 feet in height, including parapets and handrails, may encroach into the front and street side yards, as shown in Diagram 131-04P, subject to the following conditions:

- (1) The building is used only for required parking and incidental storage related to residential use;
- (2) The building is located entirely within a pre-existing embankment at least 6 feet high, which shall be maintained. The embankment must