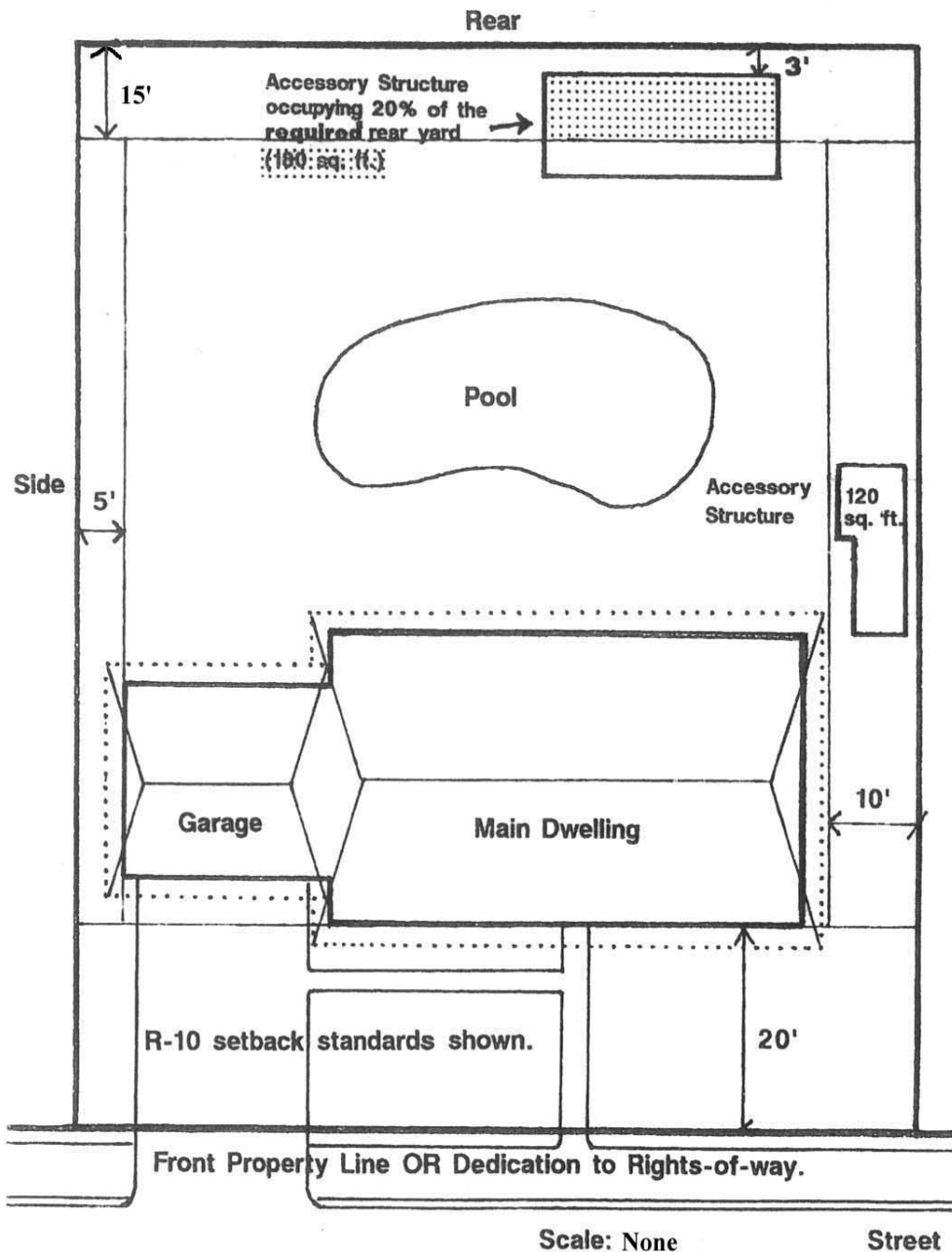


ACCESSORY STRUCTURES - ILLUSTRATED

CITY OF WALNUT CREEK

Section 10-2.3.103 Accessory Structures

- (a) Detached accessory structures in any residential district may occupy any portion of the lot wherein the main dwelling is permitted.
- (b) No accessory structures shall be erected on a vacant parcel of land unless approved by use permit.
- (c) The combined foot print of all accessory structures together with the foot print of the main dwelling shall not exceed the maximum lot coverage allowed in the zoning district.



Section 10-2.3.103 D. (abridged) All or a portion of any accessory structure may be placed within the required rear yard providing all of the following are met:

- (1) There is a solid, visually impenetrable fence or wall.
- (2) Structure height does not exceed nine feet.
- (3) A five foot passage between the accessory structure exterior and the main dwelling.
- (4) A three foot passage between the accessory structure, including roof overhang, and any adjacent fence, wall or property line; and
- (5) The total roof area of all accessory structures within the required rear yard does not occupy more than 230 sq. ft. OR 20% of the required rear yard which ever is less.

Section 10-2.3.103 E. (abridged) Accessory structures may be placed within the area of required side yards provided all of the following conditions are met:

- (1) There is a solid, visually impenetrable fence or wall.
- (2) Structure does not exceed six feet or height of the existing adjacent fence - whichever is less.
- (3) A three foot passage either between the structure and the main dwelling or between the accessory structure and the adjacent fence; and
- (4) The total roof area of all accessory structures does not occupy more than 120 sq. ft. of the area contained within each required side yard.

Section 10-2.3.103 F. (abridged) The area where the required side and rear yards overlap shall be considered apart of the required rear yard.

Accessory buildings located within the overlapping area shall conform to the provisions to Section 10-2.3.103 D.