



## City of East Palo Alto

Planning & Housing Division

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### DETACHED ACCESSORY STRUCTURES (Chapter 18.24)

#### 1. What is an accessory structure?

A detached subordinate structure, the use of which is appropriate, subordinate, and customarily incidental to that of the main structure or to the main use of the land, and which is located on the same parcel with the main structure or use.

#### 2. Can a person live in an accessory structure?

No. Utilities are not permitted to be installed in the accessory structure (with the exception of a single wash basin and/ or plumbing required for a washing machine). Electrical connections (ex. lighting fixtures) are permitted as long as those connections are not used for electrical heating or air conditioning.

#### 3. What are the development standards for an accessory structure?

The requirements vary - depending upon size - and are listed below for R-LD (Single Family) lots

#### Scenario A: Height - less than 15 feet , Size - 120 square feet or less

Distance From House/Other Structures	3 Feet/3 Feet
Side Setback	3 Feet*
Rear Setback	3 Feet*

- Occupy less than 25% percent of the rear yard
- Located in the rear yard
- **Requires a Zoning Clearance letter from Planning**

#### Scenario B: Height - 15 feet or more, Size -larger than 120 square feet

Distance From House/Other Structures	6 Feet/6 Feet
Side Setback	3 Feet*
Rear Setback	6 Feet*
Front Setback	23 Feet
Maximum Size (projected roof area)	1,000 sq. ft.

- Occupy less than 25% percent of the rear yard
- **Requires** Planning Permit and Building Permit

\*A 5 feet setback is encouraged in order to meet Building Code.

#### Other Requirements

- When combined with other structures, does not exceed 50% lot coverage.
- On a corner lot, the structure may not encroach upon the exterior side yard.
- Accessory structures shall not be allowed in the front first half of a lot.
- **No natural gas-fueled or electrical heating or air conditioning apparatus, pump, plumbing, or other mechanical equipment shall be installed within any accessory structure (with the exception of a single wash basin and/or plumbing required for a washing machine), unless otherwise approved by the Director (see Chapter 18.24.030 (e) of the EPA Development Code).**