

SACRAMENTO CITY PLANNING COMMISSION

RESOLUTION NO. 54

ACCESSORY BUILDINGS

Adopted April 13, 1965

WHEREAS, the City of Sacramento has adopted a revised Zoning Ordinance, No. 2550, 4th Series, said Ordinance having become effective June 13, 1964, and

WHEREAS, said zoning ordinance in Section 5 thereof, contains regulations pertaining to the location, size, bulk, scope, and use of accessory buildings, and

WHEREAS, it is deemed desirable to further define the intent of said Section 5 of said zoning ordinance concerning accessory buildings with relation to the provisions hereinbefore referred to,

NOW THEREFORE BE IT RESOLVED, that the recommended criteria contained in the attached report to the Planning Commission concerning conditions and limitations on the use, location, bulk, and scope of accessory buildings per Section A and B of said report is hereby adopted.



WALTER D. BUEHLER


Chairman



R. L. RATHFON

Planning Director

ATTEST:


Joseph Bevel, Secretary

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SACRAMENTO CITY PLANNING DEPARTMENT

April 13, 1965

Report of Planning Director, R. L. Rathfon

MEMBERS IN SESSION:

SUBJECT: Accessory Buildings in Residential Zones

Previous staff experience on this subject indicates a need for more comprehensive regulations designed to clarify and place some reasonable exterior limits on the size, scope and use of detached accessory buildings in residential areas.

The majority of these buildings present little problem, and their continued use for normal functions incidental to that of the main dwelling is not at issue. Of principal concern, however, is the occasional use, design, or scope of accessory buildings far beyond the land use intent of existing zoning regulations.

So that some common point of reference may be achieved, both for staff recommendations and Planning Commission review, the following criteria are suggested for consideration:


- A. USE: The following are suggested as permitted uses of accessory buildings:
1. Carport
 2. A private garage.
 3. A private storage facility for personal property.
 4. A workshop or hobby facility not involving the conduct of a business or home occupation.
 5. A rumpus room, study, or private studio as a use incidental to that of the main dwelling and not involving the conduct of a business or home occupation.
 6. A cabana facility in connection with a private swimming pool.
 7. A private Suana bath.
 8. Other similar uses when incidental to the main dwelling unit, and further subject to the approval of the Planning Commission.
- B. LIMITATIONS AND CONDITIONS: The following limitations and conditions are suggested for detached accessory buildings:
1. They shall not exceed one (1) story nor be more than ten feet in height to the plate line, nor more than fifteen feet in height to the ridge line.

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2. No second floor area shall be permitted regardless of how it may be created within the maximum specified height limit.
3. These conditions and limitations shall not be deemed to prohibit the type of unenclosed platform storage space commonly constructed within a portion of an accessory building, which storage space has access thereto only from within said building itself.
4. A detached accessory building may be erected as a subordinate structure to a main building on the same lot or building site. No lot or building site may be utilized solely by a detached accessory building as an independent structure on a separate site.
5. A detached accessory building, as a use and structure incidental and subordinate to the main building and used solely by the occupants thereof, shall not contain a gross floor area in excess of forty (40%) percent of that contained in the main building.
6. A detached accessory building shall not be utilized for living or sleeping quarters, temporary or permanent.
7. A detached accessory building may contain laundry and sanitary facilities consisting of a water heater, laundry trays, wash basin, water closet and shower, and may also contain necessary heating facilities, but shall not contain any kitchen facilities.
8. Where any portion of a detached accessory building is utilized for a rumpus room, study, or studio, said facilities shall consist of one room only.

Respectfully submitted,



R. L. RATHFON
Planning Director

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