

Redondo Beach Municipal Code

[Up](#)[Previous](#)[Next](#)[Main](#)[Search](#)[Print](#)[No Frames](#)

[Title 10 PLANNING AND ZONING](#)
[Chapter 2 ZONING AND LAND USE](#)
[Article 3. General Regulations](#)
[Division 1. Residential Zones](#)

10-2.1500 Accessory structures in residential zones.

(a) **Setbacks between buildings.** The minimum distance between a dwelling unit and an accessory structure, or between two (2) accessory structures on the same site shall be five (5) feet. This subsection shall not be applicable to the R-MHP mobile home park zone.

(b) **Stories.** No accessory building shall exceed one story in height.

(c) **Accessory structures occupying a rear setback.** Accessory structures occupying any portion of a required rear setback in any residential zone shall be subject to the following standards:

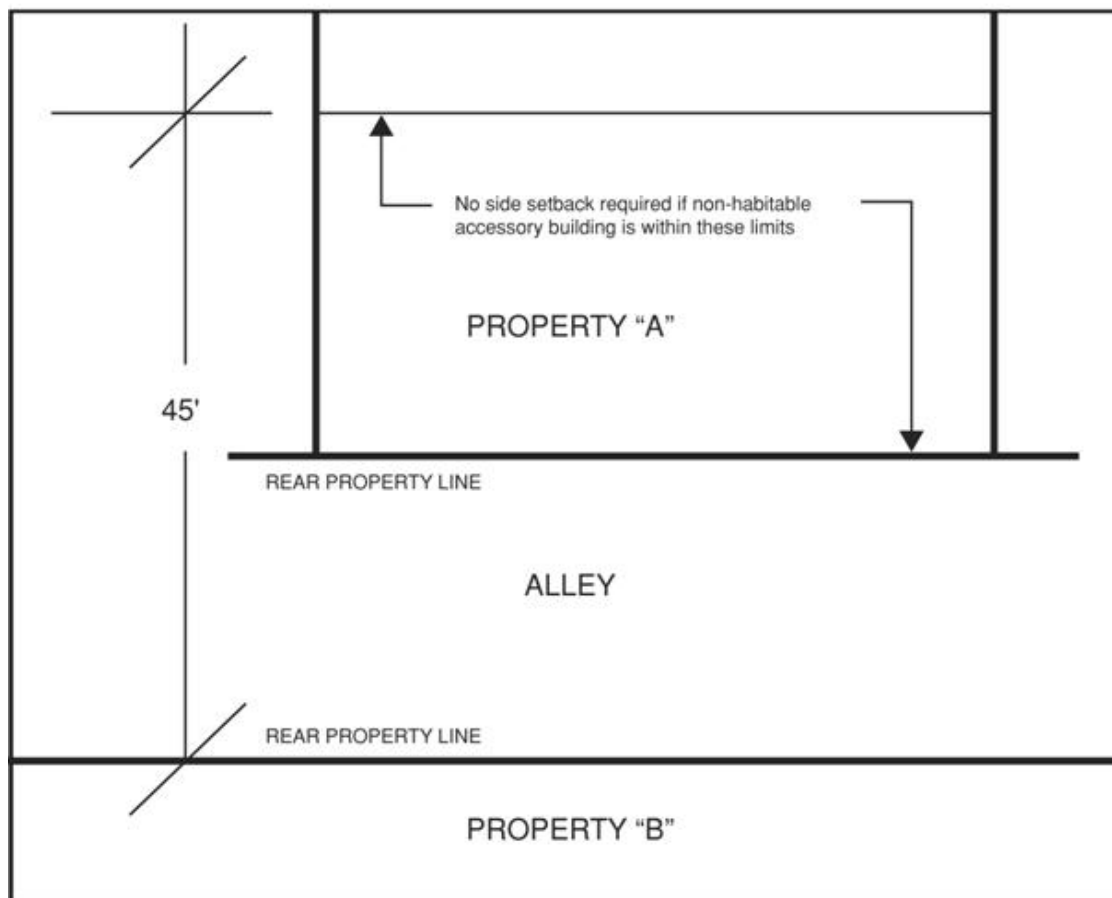
(1) **Height.** No accessory structure shall exceed fifteen (15) feet in height. The perimeter walls shall not exceed ten (10) feet in height as measured from existing grade to the point of intersection with the top of the plate. A parapet may not extend more than three (3) feet above the top of plate.

(2) **Floor area.** No accessory structure or combination of accessory structures, any portion of which is located in the required rear setback, shall exceed 800 square feet in gross floor area.

(3) **Side setbacks.** The total side setback, measured from each side property line to the wall of the structure, shall equal not less than ten (10) feet. Further, if any portion of the accessory structure is located forward of the rear twenty-three (23) feet of the lot, or if the structure is habitable, a minimum side setback of five (5) feet shall be required on each side of the structure.

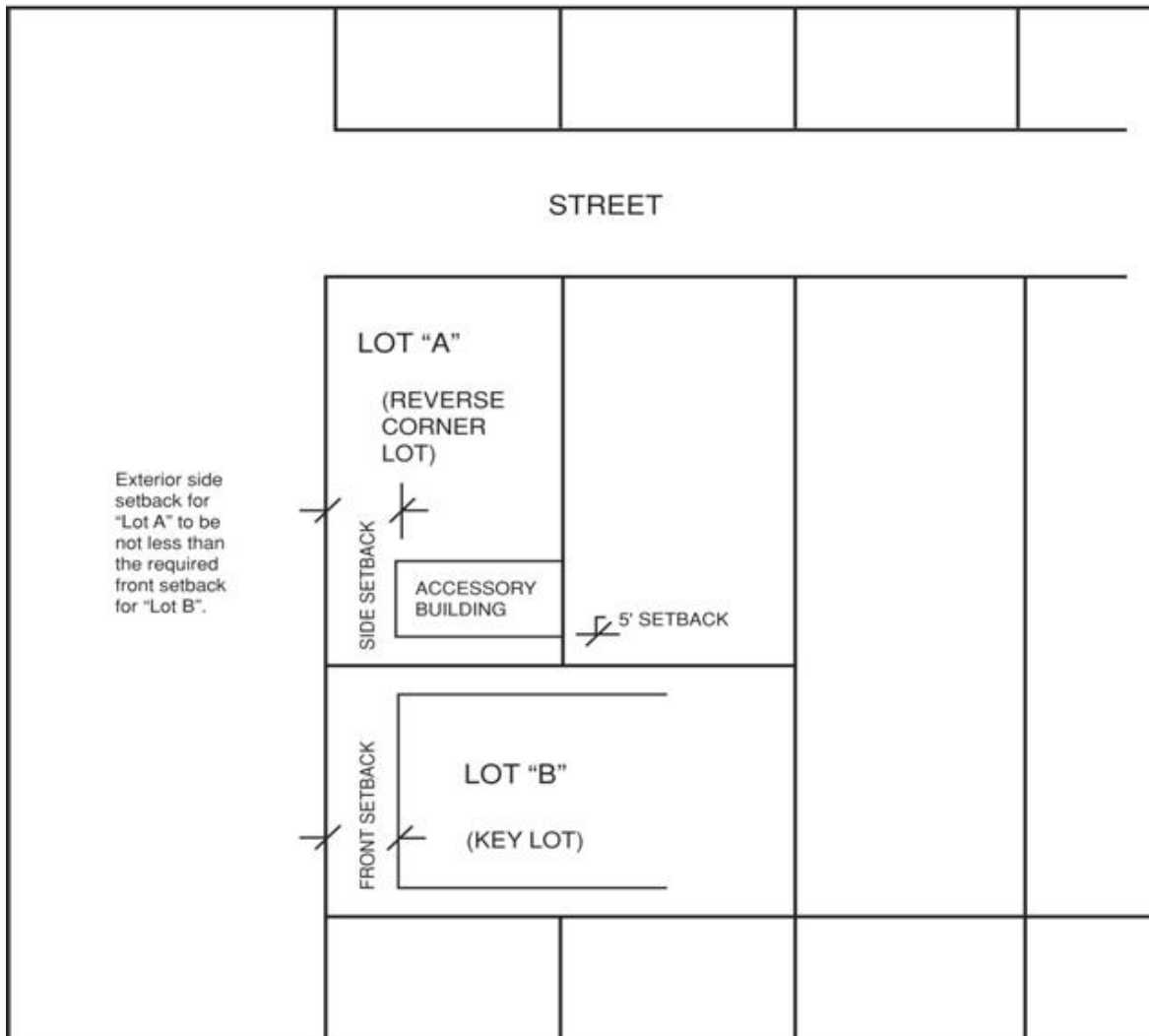
a. **Property abutting alleys.** Notwithstanding the foregoing, no side setback shall be required for a nonhabitable accessory structure if no portion of the accessory structure is located forward of a line drawn parallel to and forty-five (45) feet from the property line abutting the opposite side of the alley (see illustration below).

ILLUSTRATION OF SECTION 10-2.1500(c)(3)(a)
RELATING TO PROPERTY ABUTTING AN ALLEY



- b. **Corner lots.** Notwithstanding the foregoing, there shall be a minimum five (5) foot exterior side setback for an accessory structure located in the required rear setback of a corner lot.
- c. **Reverse corner lots.** There shall be a minimum exterior side setback equal to the required front setback of the adjoining key lot (see illustration below).
- (4) **Rear setbacks.** No rear setback is required, except as follows:
- a. **Habitable structure.** A habitable structure shall have a minimum rear setback of five (5) feet.
- b. **Garage facing an alley.** A garage having its opening facing an alley shall be located a minimum of twenty-five (25) feet from the opposite side of the alley right-of-way line.
- c. **Reverse corner lots.** There shall be a minimum five (5) foot rear setback (see illustration below).

ILLUSTRATION OF SECTIONS 10-2.1500(c)(3)(c) and 10-2.1500(c)(4)(c)
RELATING TO ACCESSORY BUILDINGS ON REVERSE CORNER LOTS



(d) **One story garage occupying a required front setback.** A private garage in a residential zone, whether attached or detached, which is accessory to a single-family dwelling may be permitted to occupy the required front setback of a lot when such lot has an elevation of four (4) feet or more above or below the street elevation within thirty (30) feet of the street-abutting property line, and only if a Modification is obtained pursuant to Section 10-2.2508 and the project conforms to the following development standards:

- (1) No portion of the private garage shall occupy any required side setback or be less than five (5) feet from the front lot line.
- (2) The maximum width of the private garage shall not exceed twenty-three (23) feet.
- (3) There shall be private interior access to the garage from the dwelling, where feasible.

(4) The garage door shall be a roll-up type operated by an automatic garage door opener.

(5) The height of the private garage shall not exceed one story, nor shall the top of the plate (ceiling line) of the garage exceed ten (10) feet in height above the finished floor of the garage and eleven (11) feet above the sidewalk elevation.

(6) Any permitted deck shall have a safety railing of not more than forty-two (42) inches in height along the perimeter of such deck.

(Ord. 2756 c.s., eff. January 18, 1996)

View the [mobile version](#).