

Zoning Text Amendment No. 22-001



Minor Accessory Structures

May 17, 2022

Request



Zoning Text Amendment No. 22-001:

- To amend Chapter 203 (Definitions) and Chapter 230 (Site Standards) of the Huntington Beach Zoning and Subdivision Ordinance relating to minor accessory structures

Background



Code Enforcement Cases:

- 31 active cases – storage sheds next to property lines, from 7 ft. to 15 ft. in height

Current Zoning Code:

- Minor Accessory Structures – up to 64 sq. ft. in floor area, 80 sq. ft. in roof area, 6 ft. in height to be located in required side and rear yard setbacks
- Single-Family Residential Zone – accessory structures that exceed these limits not allowed in required 15 ft. front, 5 ft. side, 10 ft. street side, and 5 ft. rear setbacks

Background



Municipal Code:

- No building permits required – detached accessory structures if they do not exceed 120 sq. ft. in floor area and comply with height and setback requirements of Zoning Code

Storage Sheds Available for Sale :

- Best selling storage sheds - up to 120 sq. ft. and 8 ft. in height

Analysis



Proposed code amendment:

To allow minor accessory structures (e.g. storage sheds)

- up to 120 sq. ft. in floor area
- up to 10 ft. in height
- located next to side and rear property lines without required setbacks
 1. if located in the rear two-thirds of the lot
 2. maintain a 5 ft. clearance between the structure and house if located in a required side yard
- 2-ft. high screening above the 6 ft. high wall/fence for minor accessory structures above 8 ft. high

Analysis



Proposed changes:

- 120 sq. ft. in size – aligns with the Municipal Code exemption for building permits
- 8 ft. in height – based on the best-selling storage sheds available at home improvement retailers
- allow structures bigger than current standards while maintaining compatibility; structures 4 ft. taller than typical 6 ft. high property line wall or fence
- provide property owners with more flexibility to have minor accessory structures in their backyard without being subject to side and rear setbacks

Recommendation



Staff recommends approval of ZTA:

- Consistent with the general land uses and policy of the General Plan
- Provides property owners with more flexibility to have accessory structures in their backyards
- Allow property owners more enjoyment of their property while maintaining compatibility with nearby properties