

ORDINANCE NO. 4252

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUNTINGTON BEACH
AMENDING CHAPTER 203 AND CHAPTER 230 OF THE HUNTINGTON BEACH
ZONING AND SUBDIVISION ORDINANCE RELATING TO MINOR ACCESSORY
STRUCTURES (ZONING TEXT AMENDMENT NO. 22-001)

WHEREAS, Zoning Text Amendment No. 22-001 will amend Chapter 203, and Chapter 230 of the Huntington Beach Zoning and Subdivision Ordinance, relating to Minor Accessory Structures; and

The Huntington Beach Planning Commission and Huntington Beach City Council have held separate, duly noticed public hearings to consider Zoning Text Amendment No. 22-001; and

After due consideration of the findings and recommendations of the Planning Commission and all other evidence presented, the City Council finds that the aforesaid amendment is proper and consistent with the General Plan;

The City Council of the City of Huntington Beach does hereby ordain as follows:

SECTION 1. Section 203.06 of the Huntington Beach Zoning and Subdivision Ordinance is hereby amended to read as follows:

203.06 Definitions

Structure, Minor Accessory. An accessory structure that does not exceed 120 square feet in floor area and a height of ten feet, including storage sheds, pet shelters, playhouses, pagodas, gazebos, and decorative elements.

SECTION 2. Section 230.08 of the Huntington Beach Zoning and Subdivision Ordinance is hereby amended to read as follows:

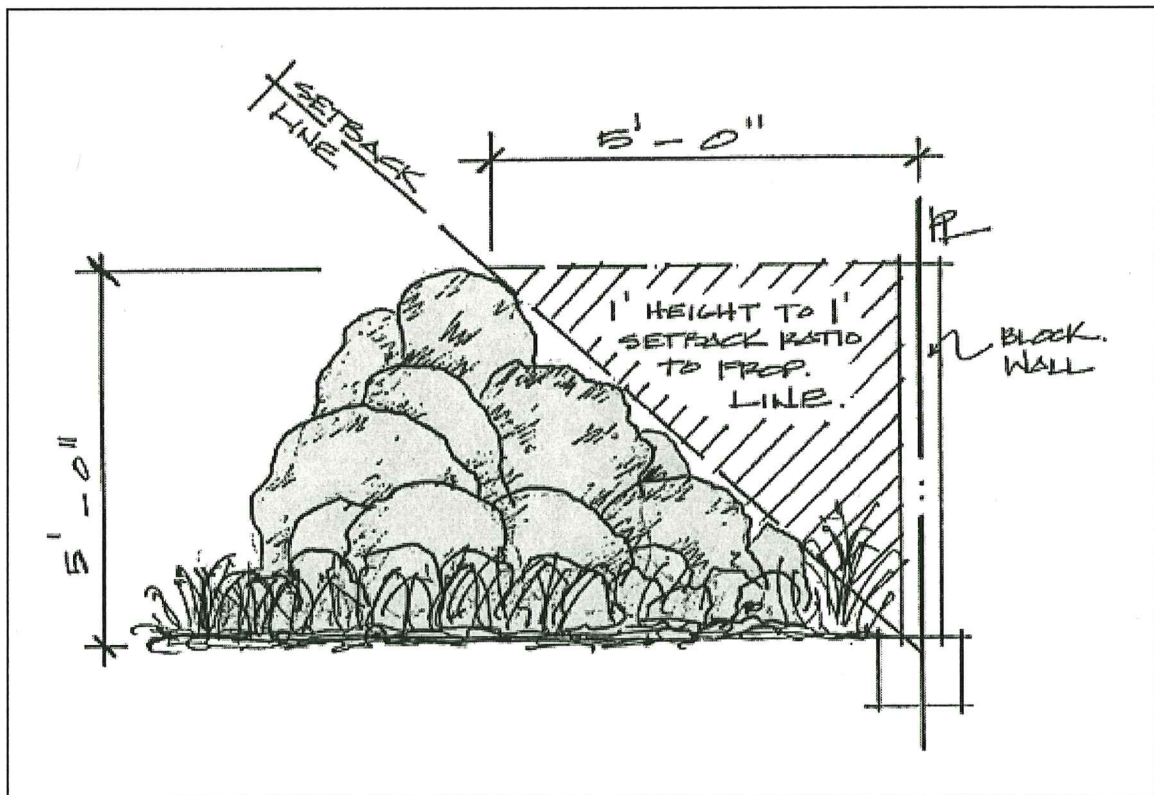
For purposes of applying these provisions, accessory structures are inclusive of minor accessory structures, except where separate provisions are provided in this section.

A. **Timing.** Accessory structures shall not be established or constructed prior to the start of construction of a principal structure on a site, except that construction trailers may be placed on a site at the time site clearance and grading begins and may remain on the site only for the duration of construction.

B. **Location.** Except as provided in this section, accessory structures shall not occupy a required front, side or street side yard or court. An accessory structure shall be set back five feet from the rear property line except no setback is required for accessory structures, excluding garages and carports, which abut an alley.

Minor accessory structures may be located within the front yard setback provided they do not exceed 42 inches in height. Minor accessory structures may be located in required side and rear yard setbacks provided:

1. The structure is located in the rear two-thirds of the lot;
2. A minimum five-foot clearance is maintained between said structure and the dwelling if it is located in a required side yard;
3. Minor accessory structures over eight feet high shall be screened by a two foot high lattice fence/wall extension above the six foot high fence/wall to protect views from an adjacent property. The screening shall be provided by the property owner installing the minor accessory structure; and
4. Rock formations shall be set back one foot from the side and/or rear property lines for each foot of rock formation height, maximum five-foot setback required.



- C. **Maximum Height.** Fifteen feet, except a detached garage for a single-family or multifamily dwelling may exceed the maximum height when it is designed to be architecturally compatible with the main dwelling and does not include habitable floor area.

- D. **Maximum Size in RL District.** In an RL District, the total gross floor area of accessory structures, including garages, more than four feet in height that are not attached to a dwelling shall not exceed 600 square feet or 10% of lot area, whichever is more.
- E. **Patio Covers.** A patio cover open on at least two sides and complying with all other provisions of this subsection may be attached to a principal structure provided a five-foot clearance to all property lines is maintained.
- F. **Decks.** A deck 30 inches or less in height may be located in a required yard.
- G. **Separation.** The distance between buildings on the same lot shall not be less than 10 feet. (3710-6/05, 4040-12/14)

SECTION 3. This Ordinance shall become effective 30 days after its adoption.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the _____ day of _____, 2022.

Mayor

ATTEST:

APPROVED AS TO FORM:

City Clerk

City Attorney 

ATTEST:

APPROVED AS TO FORM:

City Manager



Director of Community Development