

### What is an accessory building?

An accessory building or structure is a subordinate structure on the same lot, the use of which is incidental to that of the main structure. It is used exclusively by the occupants or owners of the main structure.

### Accessory building standards:

The standards for all accessory buildings are as follows:

- The maximum height shall be 15 feet and no more than one-story tall from finished or natural grade, whichever is lower and creates a lower profile. Lofts that do not have sufficient headroom for occupancy are permitted for storage use only.
- Shall not be located in a required front or side yard.
- Must be at least five feet from any other structures located on the same lot.
- Must be at least five feet from any property line, except in the R-M zone where no setback is required.

#### **Please refer to Example 1 for illustration.**

- The maximum lot coverage is 15 percent (calculated exclusive of the required building setbacks) and cannot exceed the allowable Floor Area Ratio.
- Accessory buildings exceeding a combined square footage of 450 square feet in the HR, R-1, R-D, R-M, and R-1D zones require approval of a minor residential development permit.
- Accessory buildings in the HR zone that have a combined floor area greater than 600 square feet require approval by the Development Review Committee, and greater than 1,000 square feet require Planning Commission approval.
- Breezeways may be used to provide shelter between buildings.

### Exceptions:

In the R-1 zones, required side and rear yards for accessory buildings other than dwelling units may be reduced to no less than three feet from a property line if an application is approved with a minor residential development permit (**shown in RED in Example 1**).

A reduction to setbacks in the side yard abutting a street is prohibited.

One accessory structure less than 120 square feet is allowed in the required side or rear setbacks without any zoning approvals.

In the R-1 zones, required side yard setbacks may be reduced to five feet for detached garages less than 450 square feet without obtaining approval of a minor residential development permit.

Accessory Dwelling Units are not subject to these standards, but are subject to the provisions of Division 7 of Article 1 of the Los Gatos Zoning Code. (Sec. 29.10.305. – 29.10.400.)

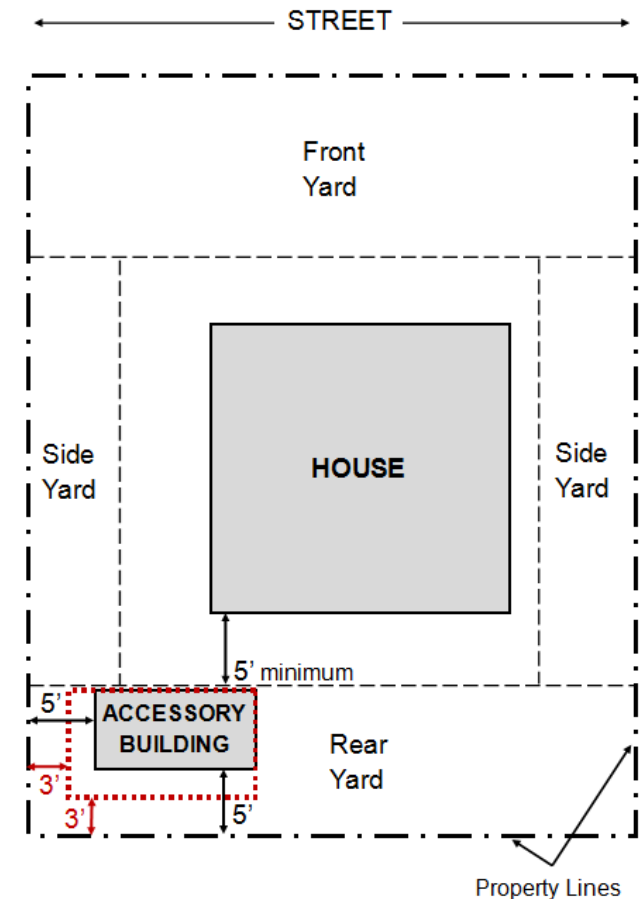
### Example of permitted accessory building uses in residential zones:

The following uses are permitted only if they comply with the "accessory building standards":

- Private garages and carports;
- Studios for private use;
- Garden structures;
- Greenhouses;
- Hobby shops;
- Recreation rooms; and
- Free-standing patio covers.

*Note: Horse barns and shelters not included. For more information, please contact the Planning Department.*

**Example 1:**



**Town of Los Gatos  
Community Development  
Department**



Town of Los Gatos  
Community Development Department  
110 East Main Street  
Los Gatos, 95031  
(408) 354-6874  
[www.losgatosca.gov](http://www.losgatosca.gov)

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**Accessory Building  
Standards**

Summary Handout