INCLUDED IN LOT COVERAGE

- House floor area
- One story additions
- Covered patio
- Car garage (attached or detached)

*Accessory structures, such as:
  - Tool sheds
  - Play houses

Required open parking spaces
- 2-car garage: 400 SF
- 3-car garage: 600 SF
- 4-car garage: 800 SF

*DETACHED ACCESSORY STRUCTURES

- Play area encroaching into rear setback
- Must maintain 5' from rear & side property lines*
- ...but must provide 1,000 SF min. of usable open space
- X = 20% of lot depth not to exceed 25'

NOTE: No more than 3 accessory structures are allowed (including detached car garage).

The combined floor area of all accessory structures should not be more than 1,000 SF.

Any single accessory structure cannot exceed half of the width of the lot or 800 SF.

*On corner lots, detached accessory structures must maintain 10' from street side property lines.

50% MAXIMUM LOT COVERAGE!

Step #1: SETBACKS

1. Setbacks
2. 1-Story Attached Additions
3. 2-Story Additions
4. Accessory Structures
5. Lot Coverage

R-1 ZONE DEVELOPMENT GUIDELINES

Section 9.08 of Title 9 of the Garden Grove Municipal Code

- Setbacks
- 1-Story Attached Additions
- 2-Story Additions
- Accessory Structures
- Lot Coverage

Illustrations are shown as examples and may not reflect each situation in the City. It is encouraged to contact Planning Staff for assistance for situations not readily depicted herein.

For additional information contact the Planning Division at 714-741-5312.
**Step #2a  ONE-STORY ATTACHED ADDITIONS**

All proposed one-story additions must be:

- Compatible with existing residence in:
  - Architectural style
  - Building materials
  - Roofing style, material & design, including:
    - Roof slope
    - Roofing material shape & color

- Integrated with existing residence to function as one single family residence

- Consistent with nature and character of neighborhood

**REQUIRED REAR YARD OPEN SPACE**

One-story additions may encroach into rear setback!

- But must provide 10' clear from rear property line
- And must provide 1,000 SF min. of usable open space
  
  \[ X = 20\% \text{ of lot depth not to exceed 25'} \]

See “Step #1” for more information on setbacks.

**NOTE:**

All one-story additions, and covered and/or enclosed patios, are included in lot coverage calculations; see “Step #3” for more information on lot coverage.

---

**Step #2b  TWO-STORY ADDITIONS**

All proposed two-story additions must be:

- Compatible with existing residence in:
  - Architectural style
  - Building materials
  - Roofing style, material & design, including:
    - Roof slope
    - Roofing material shape & color

- Integrated with existing residence to function as one single family residence

- Consistent with nature and character of neighborhood

- Centrally located stairway leading from existing house

- Two-story additions may not encroach into required rear yard setback area

**ADDITIONAL REQUIREMENTS**

Privacy provisions:

- Not have windows located directly across windows of adjacent residential units
- Not have windows and/or balconies looking directly into adjacent property’s recreation areas and amenities, such as pools, spas, etc

If conflicts with window locations occur, visual intrusion mitigation measures shall be provided, such as:

- High windows
- Wing walls
- View obscuring
- Window treatments
- Window alignments

**NOTE:**

All two-story additions should:

- Not have windows located directly across windows of adjacent residential units
- Not have windows and/or balconies looking directly into adjacent property’s recreation areas and amenities, such as pools, spas, etc

If conflicts with window locations occur, visual intrusion mitigation measures shall be provided, such as:

- High windows
- Wing walls
- View obscuring
- Window treatments
- Window alignments

**SEE “Step #1” FOR MORE INFORMATION**