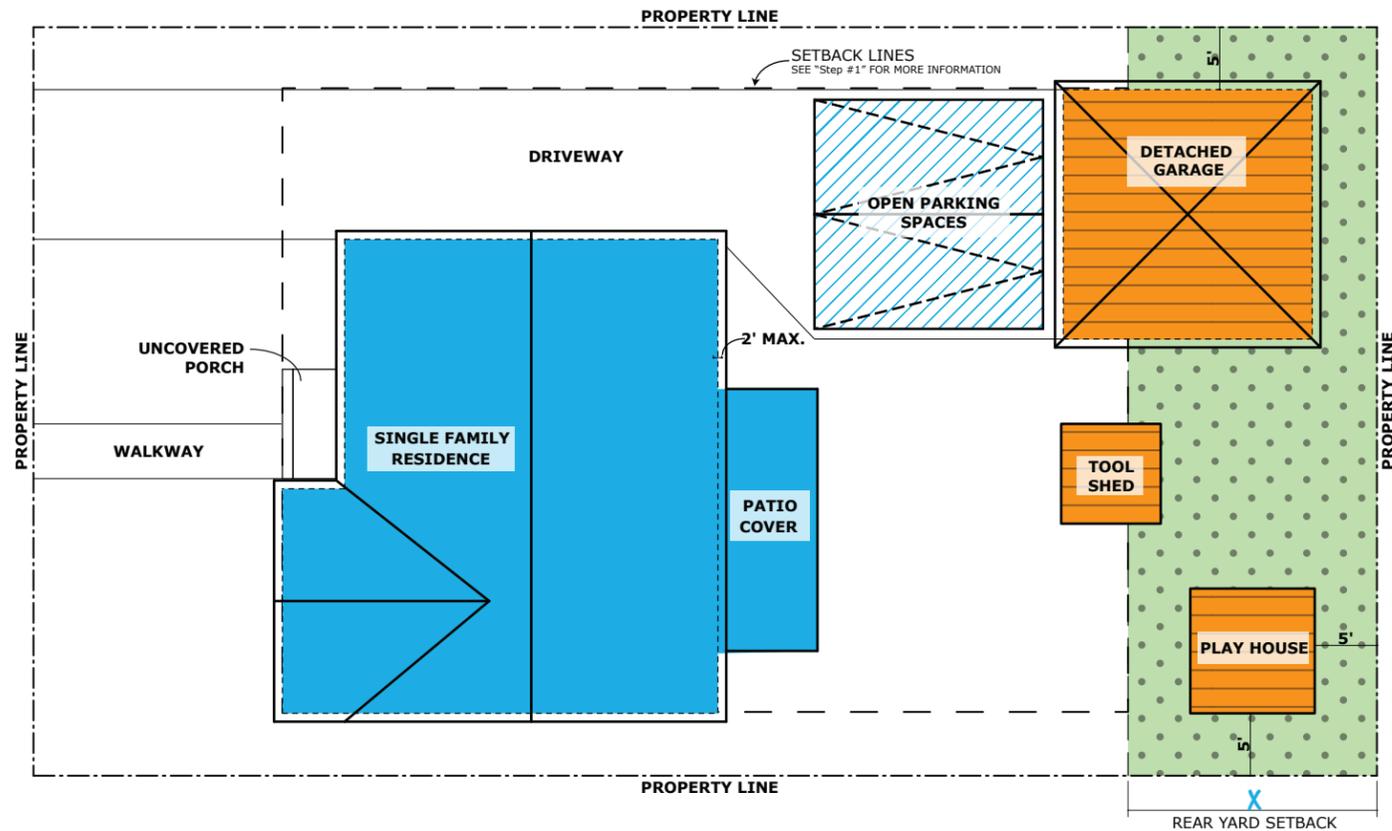


Step #3 DETACHED ACCESSORY STRUCTURES & LOT COVERAGE



INCLUDED IN LOT COVERAGE

- Everything with a roof!
- Including:
 - House floor area
 - One story additions
 - Covered patios
 - Car garage (attached or detached)
 - *Accessory structures, such as:
 - tool sheds
 - play houses

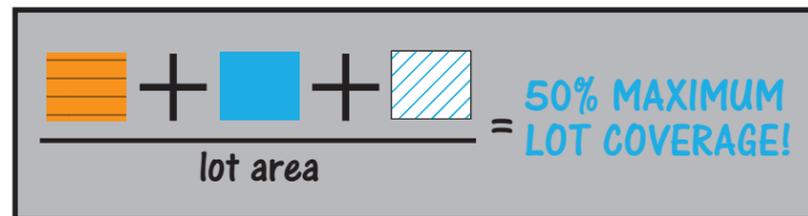
- Required open parking spaces
- 2-car garage: 400 SF
- 3-car garage: 600 SF
- 4-car garage: 800 SF

- *DETACHED ACCESSORY STRUCTURES
- May encroach into rear setback!
- ...but must maintain 5' from rear & side property lines*

- ...and must provide 1,000 SF min. of usable open space
- X = 20% of lot depth not to exceed 25'
- See "Step #1" for more information on setbacks

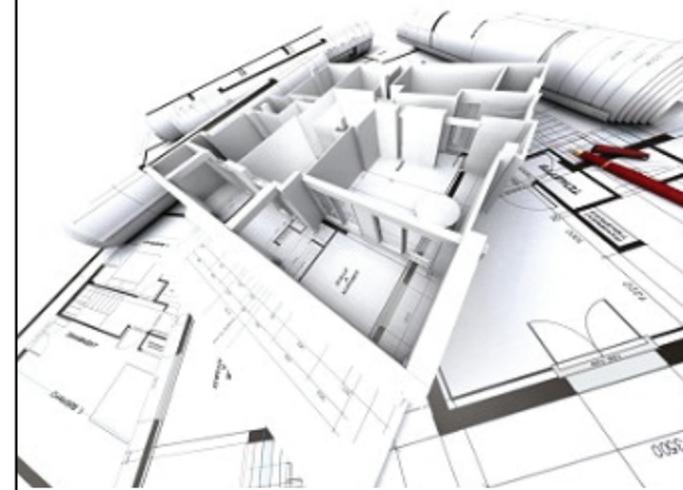
NOT INCLUDED IN LOT COVERAGE

- Anything without a roof!
- Including:
 - Swimming pools
 - Uncovered patio/porch areas
 - Eaves/overhangs 2' or less in depth
 - Walkways



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.



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

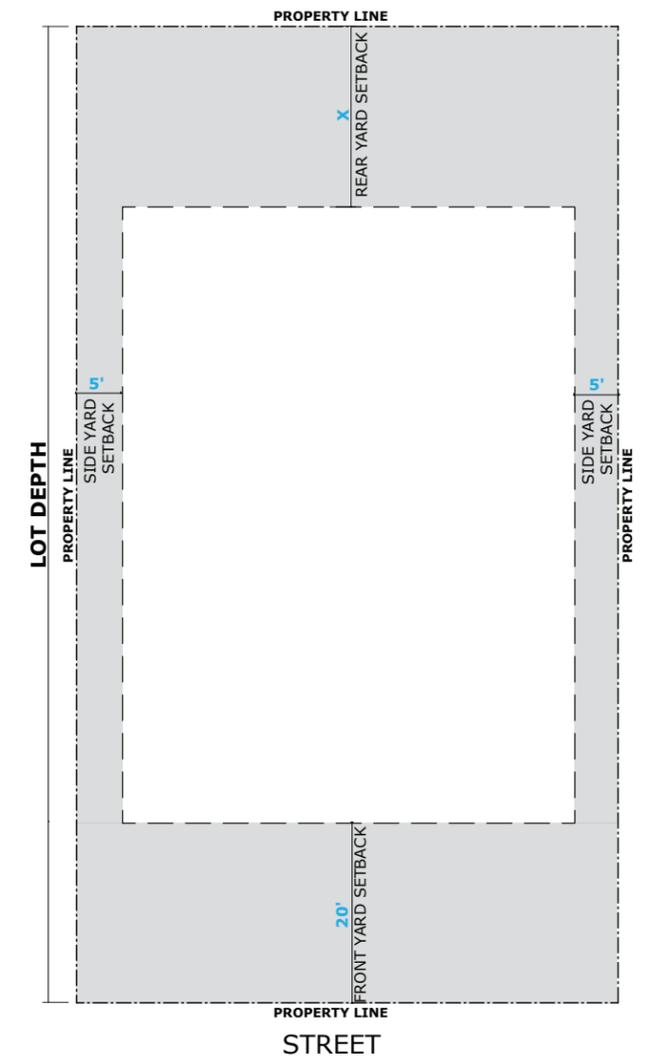


**GARDEN GROVE
COMMUNITY DEVELOPMENT
PLANNING DIVISION**

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 #1: SETBACKS



SETBACKS

- Front: 20'
- Sides: 5'
- Rear (X): 20% of lot depth not to exceed 25'

INTRUSIONS PERMITTED WITHIN SETBACKS

...But 2' maximum!

- | | | |
|------------------|----------------|---------------|
| Cornices | Eaves | Belt courses |
| Sills | Buttresses | Planter boxes |
| Masonry planters | Guard railings | Chimneys |

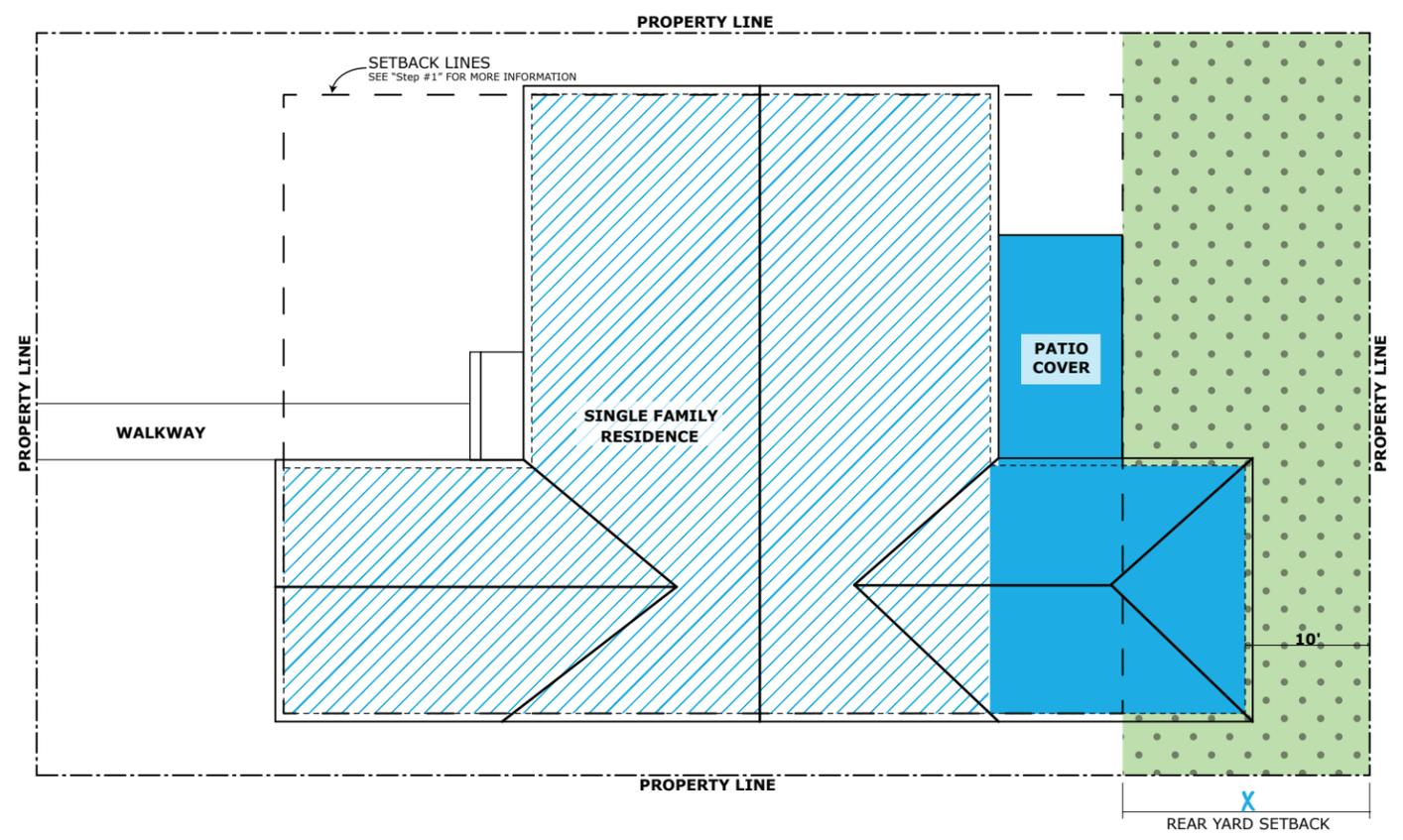
INTRUSIONS NOT PERMITTED WITHIN FRONT & SIDE SETBACKS

- | | | |
|------------|-------------|----------|
| Patios | Balconies | Landings |
| Stairwells | Bay windows | Chimneys |

NOTE:

Setbacks must be open from the ground to the sky, aside from landscaping.
 Setbacks must be measured from the ultimate right-of-way.
 Ground-mounted mechanical equipment may be located in a side yard setback provided that it is screened from the view from all public rights-of-way and must have an unobstructed path of at least 3' to a property line.

Step #2a ONE-STORY ATTACHED ADDITIONS



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

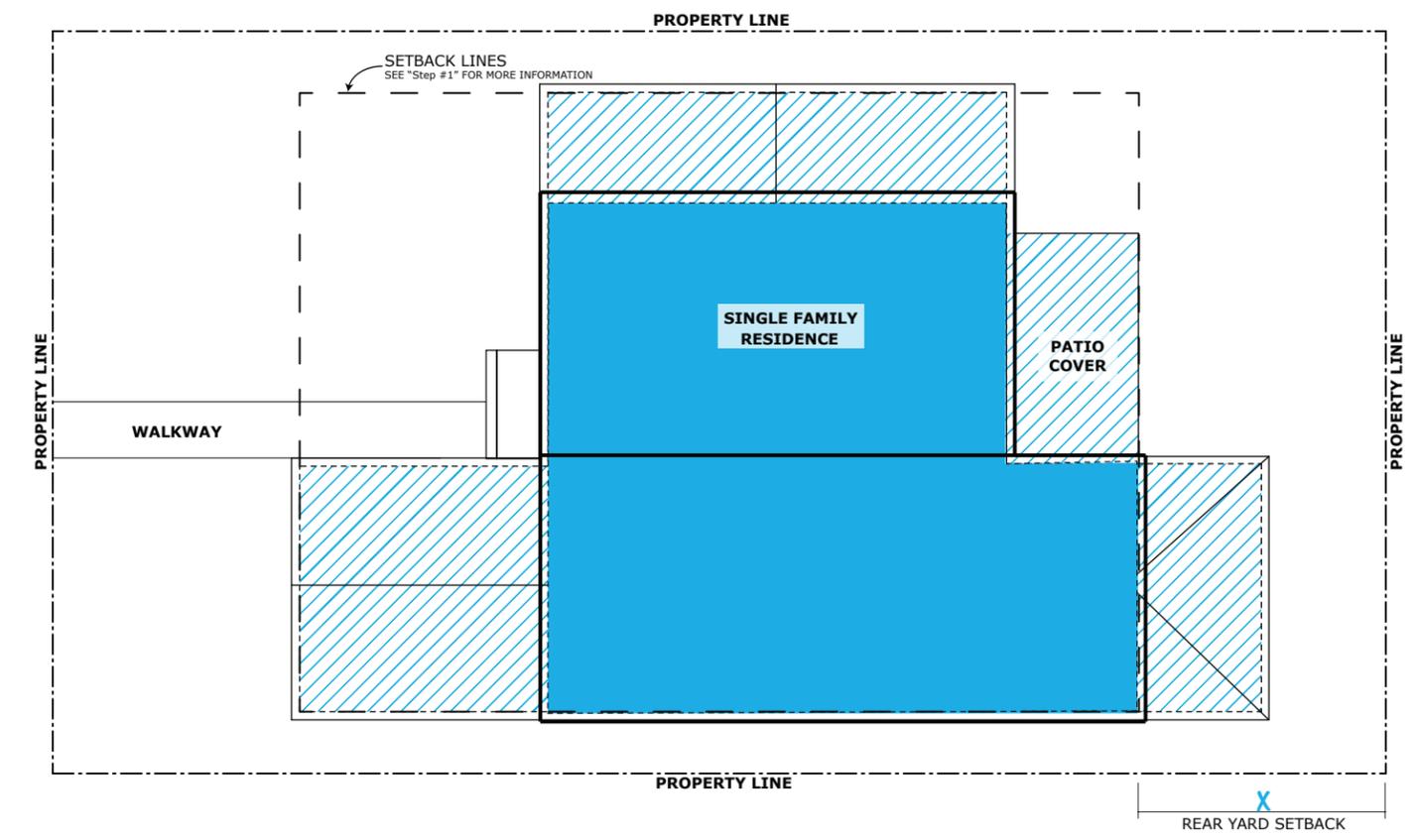
REQUIRED REAR YARD OPEN SPACE

- 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
 - $X = 20\%$ of lot depth not to exceed 25'
 - See "Step #1" for more information on setbacks

 EXISTING HOUSE

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



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!**
 - All new 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

 EXISTING ONE-STORY HOUSE & PATIO COVER