



CITY OF HESPERIA
BUILDING AND SAFETY DIVISION

APPROVED ACCESSORY STRUCTURE REGULATIONS

Definition of an
Accessory Building
Sec. 16.08.005

"Accessory building" means a subordinate building, the use of which is incidental to that of the main building or main use of the land. The use of an accessory building may be for either a primary or an accessory use allowed by the appropriate zone/land use district. An accessory building shall be located on either the same parcel as the main building or main use; or shall be located on a contiguous abutting parcel that is owned by the same owner who owns the parcel which has the main use. An accessory building shall always exist in conjunction with and never without a legally established main building or main use with the same common owner. Accessory buildings, as opposed to accessory structures, are less than fifty (50) percent open to the elements.

Definition of an
Accessory structure
Sec. 16.08.007

"Accessory structure" means a subordinate structure, the use of which is incidental to that of the main building or main use of the land. The use of an accessory structure may be for either a primary or an accessory use allowed by the appropriate zone/land use district. An accessory structure shall be located on either the same parcel as the main building or main use; or shall be located on a contiguous abutting parcel that is owned by the same owner who owns the parcel which has the main use. An accessory structure shall always exist in conjunction with and never without a legally established main building or main use with the same common owner. Accessory structures, as opposed to accessory buildings, are not completely enclosed by walls and a roof. A covered patio, trellis, lattice patio, or partial patio enclosure whose sides are fifty (50) percent or more open to the elements shall be considered a structure as opposed to a building. Any structure which is less than fifty (50) percent open to the elements shall be considered a building. The use of screen, cloth, netting or similar material shall be considered a wall and/or roofing material.

Allowable accessory
Building area
Sec. 16.20.390
Sec. 16.20.395

The size of accessory buildings permitted upon lots within the A-2 (General Agricultural) zone district shall be unlimited. Lots within all other residential and agricultural zone districts shall be permitted a minimum one thousand (1,000) square foot aggregate accessory building area up to a maximum aggregate accessory building area not to exceed five (5) percent of the net lot area. Each accessory building shall be in compliance with all Title 16 regulations. The area of a guest house, second dwelling unit, or temporary dependent housing unit shall be in addition to and shall not be considered as part of the allowable accessory building area authorized under this section. The maximum allowable aggregate accessory building area upon lots within residential and agricultural zone districts may be increased to seven and one-half (7 ½) percent of the net lot area with approval of a minor exception application pursuant to Chapter 16.12.

Allowable accessory
Structure area
Sec. 16.20.400
Sec. 16.20.405

The size of accessory structures permitted upon lots within the A-2 (General Agricultural) zone district shall be unlimited. Lots within all other residential and agricultural zone districts shall be permitted a maximum aggregate accessory structure area not to exceed ten (10) percent of the net lot area. The allowable accessory structure area shall be in addition to, and not a part of the allowable accessory building area. Each accessory structure shall be in compliance with all Title 16 regulations. The maximum allowable aggregate accessory structure area upon lots within residential and agricultural zone districts may be increased to fifteen (15) percent of the net lot area with approval of a minor exception application pursuant to Chapter 16.12.

Allowable accessory
Building height
Sec. 16.20.410

Accessory buildings shall not exceed thirty five (35) feet in height and a maximum of two and one half (2 ½) stories. Accessory buildings within thirty (30) feet of any side or rear property line shall not exceed sixteen (16) feet in height.

Allowable accessory
Structure height
Sec. 16.20.415

Accessory structures shall not exceed sixteen (16) feet in height except agricultural accessory structures such as windmills, silo, water tanks and similar accessory farm structures, which are regulated by Section 16.20.060.

Metal accessory
Buildings
Sec. 16.20.420

Metal accessory buildings shall only be allowed upon lots at least 30,000 square feet in net area. Metal buildings shall be located between the rear of the primary residence and the rear property line and not within thirty (30) feet of any side or rear property line

Cargo containers,
Trailers w/o axels
And similar storage
Structures
Sec. 16.20.425

The number of storage structures upon lots within the A-2 (General Agricultural) zone district shall be unlimited. Individual storage structures shall not exceed four hundred (400) square feet in individual area and nine and one-half (9 ½) feet in height. Storage structures within all other residential and agricultural zone districts shall not be allowed on lots less than thirty thousand 30,000 square feet in net area. In these zone districts, a maximum of one storage structure per acre shall be allowed (rounding up is not permissible). Storage structures shall be located between the rear of the primary residence and the rear property line and not within thirty (30) feet of any side or rear property line.