

California Code of Regulations, Title 25, Chapter 2, Article 9

§ 1428. Location.

- (a) In parks, accessory buildings or structures, or any part thereof, on a lot shall maintain the following setbacks from lot lines:
 - (1) When constructed of noncombustible materials:
 - (A) may be up to the lot line, provided a minimum three (3) foot clearance is maintained from any other unit, accessory building or structure, or building component on adjacent lots.
 - (2) When constructed of combustible materials:
 - (A) a minimum three (3)-foot clearance from all lot lines, and
 - (B) a minimum six (6)-foot clearance from any other unit, accessory buildings or structures, or building components on adjacent lots constructed of combustible materials.
- (b) Cabanas shall meet the location requirements for units, as referenced in section 1330 of this chapter.
- (c) Location requirements governing private garages and storage buildings are contained in section 1443.
- (d) Stairways with landings not to exceed twelve (12) square feet may be installed to the lot line provided they are located a minimum of three (3) feet from any unit, or accessory building or structure, including another stairway, on an adjacent lot. However, if the stairway is an up-and-over design (steps up the front and down the back) that provides access to the lot beyond the stairway, it does not need to maintain the separation from a unit or accessory building or structure, including another stairway, on an adjacent lot.
- (e) Fencing of any material, that meets the requirements of section 1514 of this article, may be installed up to a lot line.
- (f) No portion of an accessory building or structure, or building component shall project over or beyond a lot line.
- (g) Any accessory building or structure, or building component may be installed up to a lot line bordering a roadway or common area provided there is no combustible building or structure in the common area within six (6) feet and no building or structure of any kind within three (3) feet of any portion of the accessory building or structure, or building component. The maximum seventy-five percent (75%) lot coverage allowed by section 1110 of this chapter shall be maintained.
- (h) Wood awning or carport support posts four (4) inches or greater in nominal thickness may be located up to a lot line provided the remainder of the awning or carport is composed of noncombustible material.

NOTE: Authority cited: Sections 18300, and 18610, Health and Safety Code. Reference: Sections 18552 and 18610, Health and Safety Code.