



**California Outdoor**  
HOSPITALITY ASSOCIATION

## **Lot Occupancy Code**

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## **Title 25 Housing and Community Development**

### **Chapter 2.2 Special Occupancy Parks**

#### **Article 2 General Park Requirements**

- (a) The occupied area of a lot, consisting of the unit, and all accessory buildings and structures including buildings and structures including, but not limited to awnings, stairways, ramps and storage cabinets, shall not exceed seventy-five (75) percent of the lot area.
- (b) For purposes of this chapter, patios and paved or concrete areas on grade, and the area of accessory building or structures located under another accessory structure, such as a storage cabinet or porch under an awning or carport, are not included in the measurement of the occupied area. The occupied area shall be determined as if viewed from overhead looking directly down on the lot.

#### **Article 9. Accessory Buildings and Structures**

##### **Section 2428 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 of (3) foot clearance from all lot lines, AND
    - (B) a minimum of (6) foot clearance from any other unit, accessory buildings, or structures, or building components on adjacent lots constructed of combustible materials.
- (b) Location requirements governing cabanas, private garages, and storage buildings, permitted by section 2118 of this chapter, are found in Article 9 of Chapter 2 of this division.
- (c) Stairways with landings not to exceed (12) square feet may be installed to the lot line provided they are located a minimum of (3) feet from any unit or accessory building or structure including another stairway on an adjacent lot.....
- (d) Fencing of any material that meets the requirements of section 2514 of this article may be installed up to the lot line.
- (e) No portion of an accessory building or structure or building component shall project over or beyond a lot line.
- (f) Any permitted 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 (6) feet and no structure of any kind within (3) feet of any portion of the accessory building or structure or building component. The maximum (75%) lot coverage allowed by section 2110 of this chapter shall be maintained.
- (g) Wood awning or carport support posts (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.

## Section 2510 – Storage Cabinets

- (a) A storage cabinet may be located immediately adjacent to a unit on the same lot, provided all of the following conditions are met:
  - (1) The required exits and openings for light and ventilation of the unit, cabana, or building component are not obstructed; and
  - (2) The location does not prevent service or inspection of the unit's or lot's equipment or utility connections; and
  - (3) The separation requirements from structures on adjacent lots, contained in section 2428 of this chapter, are maintained.
- (b) A storage cabinet shall not be used as a habitable structure, or any part of a habitable structure.
- (c) A storage cabinet shall not exceed (10) feet in height.
- (d) The total, combined floor area of all storage cabinets on a lot shall not exceed (120) square feet.



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