



CITY OF MONTE SERENO

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ACCESSORY BUILDINGS/STRUCTURES

PLANNING DIVISION REQUIREMENTS

The following is a summary of the general requirements based on the Monte Sereno Municipal Code. This brochure is intended to provide general information; contact the Planning Department for any questions or additional information.

Definition

The Monte Sereno Municipal Code defines an accessory building/structure as a subordinate structure which is used for other than dwelling purposes, the use of which is incidental to that of a main house on the same lot. Examples of these types of building/structure include, but are not limited to, a detached garage, greenhouse, hobby shop, pool house, cabana, or shed. To be considered an accessory building/structure, the building must be separated from any other building by at least six feet, measured from roof eave to roof eave.

Setback Requirements

The following table shows the minimum setbacks requirements for accessory building/structure allowed for each single-family zoning district:

Zoning District	Front Yard	Side Yard	Side Corner (of a corner lot)	Rear Yard
R-1-8	Not Allowed	6 feet	15-½ feet	6 feet
R-1-20	Not Allowed	6 feet	22-½ feet	6 feet
R-1-44	Not Allowed	6 feet	25 feet	10 feet

Height Requirements

The following table shows the maximum height requirements for accessory building/structure allowed for each single-family zoning district:

Zoning District	Maximum Height Allowed at the Required Setback	Height Increase Allowed	Maximum Overall Height Allowed
R-1-8	12 feet	1 foot of additional height is allowed for each 1 foot of additional setback	21 feet
R-1-20	12 feet	1 foot of additional height is allowed for each 1 foot of additional setback	21 feet
R-1-44	12 feet	1 foot of additional height is allowed for each 2 feet of additional setback	21 feet

Structural and Impervious Coverage

The area of the accessory building/structure is included in the allowable structural and impervious coverage for a parcel. Following is a summary of the maximum impervious coverage (as a percentage of the lot area) allowed for each single-family zoning district:

Zoning District	Maximum Structural Coverage	Maximum Impervious Coverage
R-1-8	40%	60%
R-1-20	30%	40%
R-1-44	20%	30%

BUILDING DIVISION REQUIREMENTS

The Building Department has separate permitting requirements. A building permit is not required for an accessory building/structure that is no larger than 120 square feet in floor area and does not include any utilities (i.e. electricity, plumbing, etc.).

A building permit is required for accessory building/structure that exceed 120 square feet in floor area and for accessory building/structure that include utilities (i.e. electricity, plumbing, etc.), regardless of the floor area. Please refer to separate handout for 'Building Permit Submittal Requirements' for more information on this permit process.