DAYLIGHT PLANE INSPECTION

- Compliance shall be verified prior to and in conjunction with structural frame inspection.

DETACHED GARAGE AND ACCESSORY BUILDINGS  See page 2. for primary residence

- Daylight plane is measured at the required side setbacks and from the average grade. Average grade is established using existing grade, before any grading or fill.
- Figure A-2 is an example of how the daylight plane is measured for a detached garage.
- For additional information on daylight plane see the City of Palo Alto Zoning Ordinance Technical Manual for single-family residential zones.

Eave Projection

- Eave projection for Figure A-2: 1/3 of 3’ set back = 12” maximum projection into property line.
- Eave may protrude 12” into setback if set back is 3’-0” or more.
- Eave shall not protrude into set back 2’-11” or less from property line. Metal rain gutters are allowed to protrude into set back.
- CBC 705, 503.2.1 & 1204, 704.2, 704.2.3 Exception

FIGURE A-2  Example of daylight plane with a required 3’ side set back

Starting point: A. 8’
Set back: B. 3’
1/3 the set back of (B) plus A = C. 9’
Primary daylight plane (sides)

The primary daylight plane regulates structures located within the buildable area. Structures located in the rear and/or side yards are regulated by the accessory-structure daylight plan described on the next page.

Fig 20 Front elevation showing side primary daylight plane

Notes:
- Daylight plane is measured from average grade.
- Average grade is established using existing grade—before any grading or fill (See Fig 44 p. 42).
- Side daylight plane is measured (up) at lot line.
- Rear daylight plane is measured (up) at rear setback.
When measuring daylight plane, height is measured from the average of the grade at the midpoint of the building and the grade of the closest point on the abutting site.

For this side of the structure, the average grade is the average of the grades at these two points.

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Certification of daylight plane compliance:

Upon request by the building official any person building or making improvements to a structure shall provide a certification that the structure, as built, complies with the daylight plane provisions in Code Section 18.12.040(a). Such certification shall be prepared by a licensed engineer, architect, or surveyor, and shall be provided prior to frame inspection. (Sections 18.12.040(j)).
Primary daylight plane (rear)

Fig 23  Side elevation showing Rear primary daylight plane

Max building height is:
- 30' for structures w/roof slope < 12:12
- 33' for structures w/roof slope > 12:12
- 17' for structures on substandard or flag lots regardless of flood plane
- variable for structures located in flood zones except on substandard and flag lots - up to 33'

Cumulative length of protrusions must not exceed 15' on any one side. Rear protrusions subject to same rules as side protrusions

Notes:
- Side daylight plane is measured (up) at lot line.
- Rear daylight plane is measured (up) at rear setback.
# Allowable daylight plane protrusions summary

<table>
<thead>
<tr>
<th>Feature</th>
<th>Allowable protrusion</th>
<th>Illustration</th>
</tr>
</thead>
<tbody>
<tr>
<td>Television and radio antennas</td>
<td>up to 15' above maximum building height</td>
<td></td>
</tr>
<tr>
<td>Chimneys and flues &lt; 5' wide</td>
<td>may extend beyond the daylight plane to meet minimum required clearance of Building Code (Chapter 16.04)</td>
<td>Fig 20 on p. 26</td>
</tr>
<tr>
<td>Dormers, roof decks, gables, or similar architectural features</td>
<td>each feature ≤ 7.5' long and cumulative length of all features ≤ 15' with min 5' separation between features (on each side); height ≤ 24'</td>
<td>Fig 20 on p. 26 &amp; Fig 23 on p. 28</td>
</tr>
<tr>
<td>Cornices, eaves, and similar architectural features (excluding flat or continuous walls or enclosures usable for interior space)</td>
<td>max 2'</td>
<td>Fig 22 on p. 27</td>
</tr>
</tbody>
</table>
Accessory structure standards (non-dwelling)

There are no minimum lot size requirements for non-dwelling accessory structures. The regulations are as follows:

All accessory structures...
- Must have a use that is incidental to main dwelling
- Must be detached and at least 3’ from main dwelling
- May NOT have a kitchen
- Count toward the total lot coverage
- If over 120 sf, require a building permit and count towards total gross floor area

Accessory structures located in the buildable area....
- Are subject to the same height and daylight plane regulations as the main dwelling

Accessory structures located in the required setback.....
- May not be located in the front yard
- May not be located in the street-side yard
- May not be located in the rear yard of a through lot
- May not cover more than 50% of the rear yard
- May not be used for sleeping or living
- Are subject to the accessory-structure height and daylight plane regulations (see Figs 25-26 on p. 32)
- May NOT have a kitchen
- Count toward the total lot coverage
- If over 120 sf, require a building permit and count towards total gross floor area
- If over 200 sf, may have no more than two plumbing fixtures

Examples of Accessory Structures
- Landscaping elements e.g., gazebos and arbors
- Mechanical equipment e.g., air conditioning units, pool equipment, and generators
- Play structures e.g., basketball hoops and play houses
- Offices and studios including prefabricated ones
- Permanent BBQs and fireplaces
- Garages
- Potting sheds, green houses, storage sheds etc.

Note: Accessory structures less than 120 sf do not require a building permit but must still comply with all zoning regulations.
Accessory structures site planning

Note: Site planning for accessory buildings differs from that for parking structures in one way. A special allowance enables garages to be located in the rear/side yards even when the lot is not deep enough to maintain the 75' minimum distance from the front lot line. This does not apply to non-parking accessory structures.

Fig 24 Examples of site planning solutions for accessory structures

A Combo garage / small pool cabana (side by side)
- Structure is located in rear yard so it must:
  a. be at least 75' from the front lot line
  b. be no more than 12' high
  c. comply with accessory-structure daylight plane. (Figs 25 & 26 on p. 32)
- Structure is located right at the side lot line so that wall and the roof must be fire rated.
- Structure has 2 plumbing fixtures.

B Stand-alone pool cabana
- Structure is located in rear yard so it must:
  a. be at least 75' from the front lot line
  b. be no more than 12' high
  c. comply with accessory-structure daylight plane. (Figs 25 & 26 on p. 32)
- Structure is located right at the rear lot line so that wall and the roof must be fire rated.
- Structure has 3 plumbing fixtures — sink, toilet, and shower and is greater than 200 sf, so it requires a CUP.

C Office above garage
- Structure is located within the buildable area, so it doesn’t have to comply with regulations for structures in the required yards and it may be two stories high.
- Structure has 2 plumbing fixtures.
- Structure is new 2nd floor addition and therefore subject to the Planning Department's Individual Review (IR).

Note: Because this structure is 2 stories, it must be located within the buildable area regardless of the distances from the lot lines and is subject to Individual Review (IR)

Key
- Curb
- Lot line
- Sidewalk
- Required setbacks
- Buildable area
- Dwelling/parking
- Accessory structure
Accessory structure daylight plane (sides & rear)

The accessory structure daylight plane is much lower and regulates structures located in the rear/side yards.

Fig 25  Front elevation showing accessory-structure daylight plane at the side of the lot

Fig 26  Side elevation showing accessory-structure daylight plane at the rear of the lot

Note: For accessory buildings near the rear & side lot lines, a hipped-gable roof is often the best solution for complying with the accessory-structure daylight plane.