

SUPPLEMENTAL REQUIREMENTS FOR ACCESSORY STRUCTURES

Special Use Permit. A Special Use Permit is required for construction of an accessory building which exceeds the maximum allowed square footage, six hundred fifty (650) square feet for detached garages and two hundred (200) square feet for all other structures or if the cumulative square footage of all accessory buildings and structures exceeds six hundred fifty (650) square feet on property in all residential zoning districts pursuant to Part 7 of Chapter 20.100 of this Title.

ACCESSORY BUILDING REGULATIONS

The criteria and standards for an accessory building are set forth in Section 20.30.500.

1. **Rear Yard Coverage.** Accessory building(s) shall not exceed 30 percent of the rear yard area.
2. **Setbacks.** An accessory building shall be setback 60 feet from the front property line. No rear or side setbacks are required except as mandated by the Uniform Building Code requirements. The side corner setback is 25 feet.
3. **Height.** The height limitation for an accessory building is 12 feet. If the structure has a gable or hip roof, the maximum height may be 16 feet.
4. **Separation.** An accessory building shall not be less than 6 feet from the face of any other building.

The following items are required as part of the Special Use Permit for accessory structures exceeding the maximum allowed square footage:

1. **Photographs.** A minimum of three (3) photographs must be provided identifying the existing site. Polaroids are acceptable.
2. **Development Plan Set.** Five (5) development plan sets are required to be submitted with the application. The development plan sets shall set forth, show, and delineate by the following:
 - The size (in square feet) and dimensions of the subject property; lot lines, driveways, and existing and proposed setbacks.
 - The size and dimensions of the proposed

- accessory building(s) (provide total square footage and floor plan of all existing and proposed accessory building(s)).
- All existing and proposed buildings, structures and wells and their proposed uses; including the proposed removal of any building.
- Dimensioned elevations of the proposed accessory building(s).
- Identify wall and trim materials, type of roof, and colors and textures (Note: the accessory building and residential dwelling should match in color, materials and architecture).
- All existing and proposed public and private easements for utility, drainage, sewer, parking, access, and other purposes.
- Identify site parking and parking changes resulting from the proposed accessory building.
- Provide details for fences, walls, trash enclosures, roof equipment, screening and lighting.
- Use of all adjacent properties, including locations of any buildings within 50 feet of the subject property lines.
- Identify driveway cuts and street names adjacent to the subject property.
- Any other information required by the Director to clarify the proposed accessory building(s).

3. **Environmental Review.** A completed application is required for the appropriate environmental review.
4. **Stormwater Control Plan.** (*A Stormwater Control Plan is required for all projects creating, replacing or expanding impervious surface by 10,000 square feet or more*)
 - a. Complete the Pervious and Impervious Surfaces Comparison Table located on the next page.
 - b. All existing natural hydrologic features (depressions, names of watercourses, etc.) and significant natural resources.
 - c. Specify soil type(s).
 - d. Specify depth to groundwater.
 - e. 100-year flood elevation.

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- f. All existing and proposed topographic contours with drainage areas and sub areas delineated and arrows showing flow direction.
 - g. Separate drainage areas depending on complexity of drainage network.
 - h. For each drainage areas, specify types of impervious area (roof, plaza, sidewalk, streets, parking, etc) and area of each.
 - i. Show location, size, and identification (including description), of Source Control Measures (SCMs) and Water Quality Treatment Control Measures (TCMs) such as swales, detention basins, infiltration trenches, etc.
 - j. Details of all proposed water quality treatment control measures.
 - k. Location, size and identification of proposed landscaping/plant material.
 - l. Ensure consistency with Grading and Drainage Plan and Landscape Plan.
 - m. Supplemental Report:
 - Calculations illustrating water quality treatment control measures meet numerical standards set forth in Post-Construction Urban Runoff Management Policy No. 6-29.
 - Name and location of receiving water body.
 - Identify pollutants and pollutant source areas, including loading docks, food service areas, refuse areas, outdoor processes and storage, vehicle cleaning, repair or maintenance, fuel dispensing.
 - Water quality Treatment Control Measure maintenance requirements.
 - Licensed certification that the specified Treatment Control Measures meet the requirements in Post-Construction Urban Runoff Management Policy No. 6-29.
5. **Stormwater Hydromodification Management (HM) Plan/Report:** *(A Stormwater HM Plan/Report is required for all projects that create and/or replace one acre or more of impervious surface and that are located in the Green or Pink areas of the HM Applicability Map, which is available online at: [http://www.sanjoseca.gov/planning/stormwater/.](http://www.sanjoseca.gov/planning/stormwater/))*
 - a. Submit a Stormwater HM Plan/Report demonstrating that post-project runoff shall not exceed estimated pre-project rates and durations. Sizing of HM control(s) shall comply with the City of San Jose Council Policy 8-14: Post-Construction Hydromodification Management.
 - b. Use a continuous simulation hydrologic computer model with a long-term rainfall record (30 years minimum) to simulate the runoff from the project site under pre- and post-project conditions. The City strongly encourages the use of the Bay Area Hydrology Model (BAHM) to help facilitate plan review.
 - c. Provide flow-duration curves and model analysis sheets for pre- and post-project conditions with the report.
 - d. Provide the location, size, and identification (including description) of types of HM controls such as detention basin, bio-detention unit(s), etc.
 - e. Include inspection and maintenance information for the HM control(s) on the Stormwater Control Plan(s).

Please include this table on the stormwater/grading plan.

PERVIOUS AND IMPERVIOUS SURFACES COMPARISON TABLE			
Project Phase Number (N/A, 1, 2, 3, etc.):			
Total Site (acres):		Total Area of Site Disturbed (acres)	
Impervious Surfaces	Existing Condition of Site Area Disturbed (square feet)	Proposed Condition of Site Area Disturbed (square feet)	
		Replaced ¹	New ²
Roof Area(s)			
Parking			
Sidewalks, Patios, Paths, etc.			
Streets (public)			
Streets (private)			
Total Impervious Surfaces			
Pervious Surfaces			
Landscaped Areas			
Pervious Paving			
Other Pervious Surfaces (green roof, etc.)			
Total Pervious Surfaces			
Total Proposed Replaced + New Impervious Surfaces:			
Total Proposed Replaced + New Pervious Surfaces:			

Regulated Project: Any project that creates new and/or replaces (individually or collectively) 10,000 square feet or more of impervious surface area. Additional data verifying the percent replacement of impervious surface area may be requested for any Regulated Project that appears to be subject to Provisions C.3.b.ii.(1)(c) or C.3.b.ii.(1)(d) (commonly known as "the 50% Rule").

Footnotes:

¹**Proposed Replaced Impervious Surface:** All impervious surfaces added to any area of the site that was a previously existing impervious surface.

²**Proposed New Impervious Surface:** All impervious surfaces added to any area of the site that was a previously existing pervious surface.

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