



TEMPORARY SHADE STRUCTURES

A temporary shade structure is defined as an accessory structure that lacks a permanent foundation and walls. A temporary shade structure has a cover/roof constructed from fabric, fiberglass, plastic or metallic material. A temporary shade structure provides shade and protection from the elements for people and vehicles*.

Provisions and Limitations

1. A temporary shade structure may not encroach into any required yard setback area.
2. A temporary shade structure may not be located in any front yard area between the front property line and a line extending from the front corners or the structure to the side property line.
3. A maximum of one temporary shade structure is allowed on a lot at any one time.
4. A temporary shade structure can only be maintained on a property for a maximum period of 90 cumulative days in a 12-month period.
5. A temporary shade structure may not exceed 400 square feet in size or 15 feet in overall height.
6. A temporary shade structure may not be attached to a permanent structure
7. A temporary shade structure may not block or cover a required vehicle access easement and/or driveway to a required garage, carport or required offsite parking area.

Development Standards

1. If the temporary shade structure is used for vehicle storage it must be located a minimum of 3 feet from any habitable portion of the house.
2. The temporary shade structure must be located a minimum of 3 feet from any bed room window.
3. The frame of the temporary shade structure shall be constructed, braced and anchored to prevent any instability/collapse. The covering/roof material shall be securely attached to the frame and if constructed of fabric material it shall meet the flame retardant requirements specified within the California Fire Code.

Maintenance Standards

1. Temporary shade structures shall be maintained in good condition, without tears, rips, dents or deterioration from the sun and weather.
2. Temporary shade structures shall be kept free of junk or other stored materials.

*Inoperable vehicles are prohibited from being stored under temporary shade structures. Inoperable vehicles may only be stored within an entirely enclosed building.