



APPROVED

POLICY NO. 20-01

DATE: 10/19/20

City of Grover Beach

Community Development Department Policy 20-01

The following determination is effective on **October 19, 2020** and applies to new development applications and building permits received on or after this date.

Subject: Clarification of Development Code Section 3.10.070

Grover Beach Municipal Code (GBMC) Article IX (Development Code), Section 3.10.070 defines setback requirements and allowed projections into setbacks. Section 3.10.070.B.2.e includes the following exception:

An architectural feature such as an awning, eave or balcony may encroach into the public right of way a maximum of 36 inches with a minimum clearance of eight feet. The Review Authority may approve a greater encroachment if a finding is made that the architectural feature will enhance the building design.

The intent of the above section is to allow encroachments into the public right-of-way in commercial zones only where there is no building setback for the front or street side allowing a building to be constructed to the property line. Therefore, Section 3.10.070.B.2.e to allow encroachments shall only apply in the CB, CBO, OP, RC, CVS, and VS zones.

Grover Beach Municipal Code (GBMC) Article IX (Development Code), Section 3.10.070 defines setback requirements and allowed projections into setbacks. Section 3.10.070.C Table 3.2 also includes allowed projections into required setbacks as follows:

Table 3.2. Allowed Projection into Setbacks		
Projecting Feature	Allowed Projection into Specified Setback	
	Front & Rear Setback	Side Setback
Bay window, or similar projecting feature	36 inches	24 inches ¹
Chimney/fireplace, 6 ft. or less in breadth	36 inches	24 inches ¹
Cornice, eave, awning, roof overhang, or similar feature	36 inches	24 inches ¹

Notes: 1. Feature may project no closer than 36 inches to any side property line.

The intent of the above section that states “bay window or similar projecting structure” is to allow encroachments into required setback areas that are limited to interior living space. An architectural feature such as a bay window shall not exceed 10 feet in width on the ground level or floors above since it is intended to be an architectural feature and not a means to allow an entire wall section to encroach into the required setback. Bay windows may include a foundation constructed at grade. The section for “bay window or similar projecting structure” does not apply to covered and uncovered decks or patios, which are not architectural features. Ground level decks greater than 30 inches above



grade shall comply with setback requirements in Development Code Section 4.10.030 Accessory Structures.

The intent of the above section that states “cornices, eave, awning, roof overhang, or similar feature” is to allow encroachments into required setback areas which shall be limited to architectural features attached to the building. The architectural features shall not be supported by any structure attached to the ground.

Bruce Buckingham

10/19/2020

By: Bruce Buckingham, Community Development Director
Community Development Department

Date



APPROVED

Community Development Department

10/21/2020