



City of Banning

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COMMUNITY DEVELOPMENT DEPARTMENT

Regulations and Standards for Accessory Structures

The following is important information regarding City Standards and Regulations that should be reviewed and considered before adding or changing an accessory structure on your property.

Definition- Accessory or Ancillary Use or Structure is a detached, subordinate use or structure, the use of which is clearly incidental and related to that of the principal structure or use of the land, which is located on the same lot as that of the principal structure or use, and which is not intended for human habitation.

Residential Accessory Structure

- 1) Section 17.08.050 - Accessory structures. Accessory structures in residential zoning districts shall be compatible with the materials and architecture of the primary dwelling of the property. Accessory structures may only be constructed on a lot containing a main dwelling unit. Accessory structures may be built to within 5 feet of the interior side and rear property lines as long as these structures are not closer than 10 feet to any other structure. Second units are not considered accessory structures, and have specific development standards enumerated in Section 17.08.100.
- 2) Section 17.08.020, Table 17.08.020 – Garages in excess to that required under Chapter 17.28 Parking Regulations require a Conditional Use Permit only for the R/A, RR, VLDR, and LDR Residential Zoning Districts; prohibited in all other residential districts.
- 3) Please note: Lot coverages cannot be exceeded.
- 4) 17.72.040 - Prohibited home occupations. Businesses which entail the harboring, training, breeding, raising, or grooming of dogs, cats, or other animals on the premises; Carpentry in excess of minor cabinet making; Medical and dental offices, clinics, and laboratories; Mini storage; Junk yards or salvage yards; Repair or fix-it shops; plumbing shops; welding and machine shops; and Storage of equipment, materials, and other accessories to the construction and service. Vehicle repair (body of mechanical) upholstery, and painting, storage; vehicle towing; and any and all types of auto or truck repair including but not limited to engine repair, exhaust system repair; Any use determined by the Director as not incidental or compatible with residential activities.

Commercial Accessory Structures

Section 17.12.020 - Accessory structures are only permitted with a Conditional Use Permit (CUP) in the Industrial and Business Park Districts. Accessory structures in all other districts it is prohibited (Downtown Commercial, General Commercial, Highway Serving Commercial, Professional Office, Airport Industrial, Industrial/Mineral Resources).