



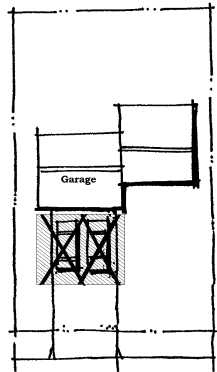
TEMPORARY FABRIC SHADE STRUCTURES

COMMUNITY DEVELOPMENT DEPARTMENT / PLANNING DIVISION
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A TEMPORARY FABRIC SHADE STRUCTURE is an accessory structure that lacks a permanent foundation and is assembled with non-permanent fasteners. Temporary fabric shade structures are allowed only in residential zones (RI, RIA, RIS, RIR, RIE, R2, R3, RB), subject to the limitations and standards listed below.

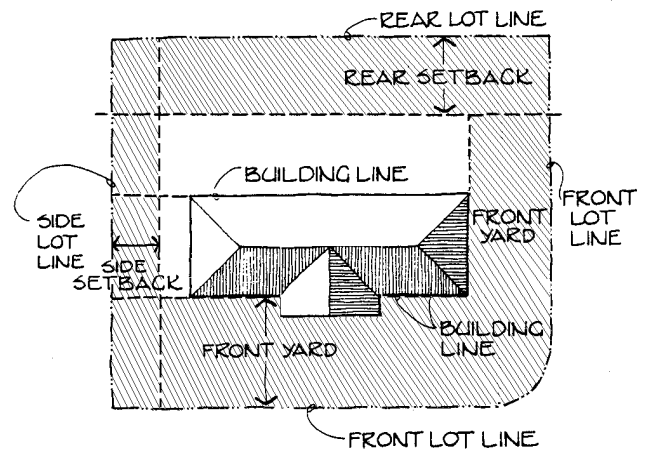
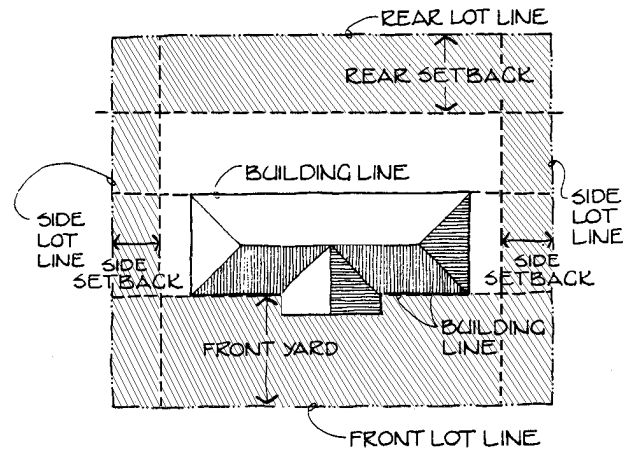
PROVISIONS AND LIMITATIONS:

1. The structure can only be maintained on the property for a maximum period of 90 consecutive days in a 12-month period.
2. A maximum of one temporary fabric shade structure is allowed on a lot that is developed with a single-family residence. Temporary fabric shade structures are not allowed on lots developed with two-family or multiple-unit dwellings
3. The structure may be no larger than 400 square feet in size.
4. The structure shall not block or cover a required vehicle access easement, driveway, garage, carport, or required off-street parking.
5. The structure must comply with all applicable Building and Fire safety requirements.
6. The structure shall not exceed 15 feet in overall height.
7. The property owner shall sign an annual certification (to be kept on file in the Community Development Department) that the temporary shade structure complies with all requirements and development standards.



Not Permitted

9. The structure may not be located in any front yard area, between the front property line and a line extending from the front of the building to the side property lines.



DEVELOPMENT STANDARDS

1. If used for vehicle storage, the temporary fabric shade structure must be located a minimum of three (3) feet from any habitable portion of the residential structure.
2. The frame of the temporary fabric shade structure must be adequately braced and anchored to prevent weather-related instability and collapse.

3. The fabric of temporary shade structures shall be composed of flame resistant materials or shall be treated with flame retardant in an approved manner, consistent with the California Fire Code. The fabric covering shall be securely attached to the frame.
4. All areas required for maintenance of sight distance shall be kept free of visibility obstructions, as set forth in Zoning Ordinance Section 24.05.030.N.

MAINTENANCE STANDARDS

1. Temporary fabric shade structures shall be maintained in good condition, without tears, rips, ravel, or deterioration from sun and weather.
2. Temporary fabric shade structures shall be kept free of junk or other storage as further described in Section 24.05.040 of the La Mesa Zoning Ordinance.
3. Inoperative vehicles are prohibited from being stored under temporary fabric shade structures, and may only be stored within an entirely enclosed building, in accordance with Section 24.05.040 of the La Mesa Zoning Ordinance.