



City of El Segundo

SPACE USED FOR ALLOWABLE AREA INCREASE

9-3-09

The allowable floor area of buildings may be increased by means of frontage per Section 506.2. Public ways, yards, courts, and open spaces adjacent to the building must be essentially unobstructed from the ground to the sky. This required openness is intended to facilitate Fire department and rescue equipment access and also to impede fire from spreading from one building to another.

A public way is generally land owned or controlled by a government entity or public utility and used in such a manner that construction of buildings is not permitted or is severely restricted, such as streets, alleys, highways, and freeway rights-of-way. Other parcels of land that may be included within this category are:

- **Open Channel Flood control right-of-way with a minimum width of 35 feet.**
- **High tension power line right-of-way.**
- **Mainline railroad right-of-way.**
- **Parks and recreation land.**

Private easements, railroads spur lines; joint ownership yards and private roads **ARE NOT ACCEPTABLE**, unless a recorded yard agreement is subscribed by all parties who are in ownership of the easement.

Yards, courts, and other open spaces are generally on private land and is under the control of the building owner, (**same lot**). This space is also likely to be unoccupied except for allowed vehicle parking and landscaping.

Other minor obstructions can frequently occur in yards and the following are some examples of improvements that will not be considered obstructions as far as Building Safety is concerned. Fire Department must still review the plans and give their approval for the following obstructions:

- **Light Standards**
- **Walls and fences that do not completely restrict access to the building from the adjacent yard.**
- **Power/utility poles**
- **Electrical transformers**
- **Trash enclosures**
- **Guard or utility shacks having 120 square feet or less of enclosed area.**
- **Non-combustible construction materials, (gravel, bricks, cement, etc.)**

