

Chapter 19.440 ACCESSORY BUILDINGS AND STRUCTURES

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19.440.030 Site location, operation and development standards.

These standards supplement the standards for the zone in which the accessory use is located. If an accessory structure is attached to the principal building, such structure shall comply with the development standards for the principal building.

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- E. Accessory structures within the single-family residential zones shall comply with the following additional regulations.
 - 1. Setbacks.
 - a. Front yard.
 - i. Accessory structures shall not be located within the front yard setback.
 - ii. For properties in any single-family residential zone except the RA-5 and RC zones, on lots of at least ½-acre or 21,780 square feet, the following types of accessory structures are permitted outside of the front yard setback area:
 - (1) Open structures with a solid roof (i.e., patio cover, gazebo)
 - (2) Open roof structure (i.e., pergola)
 - (3) Architectural design features (i.e., water features)
 - iii. For all other properties, accessory structures shall be located no closer to the front lot line than the front-most wall of the dwelling nearest the front lot line.
 - b. Interior Side and Rear Yards.
 - i. The interior side and rear yard setback shall be five feet for a single-story accessory structure.
 - ii. The interior side and rear yard setback shall be the same as that which applies to primary structures for two-story accessory structures or accessory structures exceeding 20 feet in height.
 - iii. The street side yard setback for an accessory structure shall be the same as the street side setback of the underlying zone.
 - 2. Size limits for accessory structures.

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- a. All metal accessory structures shall be limited to a maximum total floor area of 120 square feet in the RR, RE, and R-1 Zones.
 - b. Accessory structures shall be limited to a maximum floor area of 750 square feet on lots less than one-half acre in the RR, RE, and R-1 Zones.
 - i. Exceptions. There is no size limit for accessory structures in the following instances:
 - (1) In the RC, RA-5, R-3 or R-4 Zones.
 - (2) On lots ~~greater than~~ one-half acre or greater in the RR, RE, and R-1 Zones.
 - (3) When built in conjunction with a Planned Residential Development (i.e. clubhouse) or Conditional Use Permit (i.e. assemblies of people - nonentertainment or assisted living).
 - c. Any accessory structure over five feet in height shall be set back at least five feet from side and rear property lines.
 - d. Lot coverage. Any accessory structure with a solid roof/cover or enclosed on four sides, shall abide by the lot coverage requirement of the underlying zone.
3. Height limits for accessory structures.
- a. Single-story accessory structures shall not exceed 20 feet in overall height and two-story accessory structures shall not exceed 30 feet in overall height.

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