

Chapter 19.440 – ACCESSORY BUILDINGS AND STRUCTURES

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.

- A. No accessory structure shall be permitted unless a principal building exists and is occupied by the use intended.
- B. Accessory structures shall not cover more than 35 percent of the required side or rear yard setback area.
- C. Accessory structures shall be located a minimum of five feet from the principal building or the distance required by the Building Code, whichever is greater. Eave line separation from the principal building shall conform to the provisions of the Building Code. Accessory structures located less than five feet from the primary building shall be considered "attached" and must meet the setbacks of the underlying zone.
- D. Garage and carport accessory structures with direct access from an alley shall be located a minimum of 25 feet from the opposite boundary line of the alley.
- E. Accessory structures within residential zones shall comply with the following additional regulations.
 1. Accessory structures shall be no closer to the front lot line than the front-most wall of the dwelling nearest the front lot line.
 2. The interior side and rear yard setback shall be five feet for a single-story accessory structure.
 3. The interior side and rear yard setback shall be the same as the respective underlying zone for two-story accessory structures or accessory structures exceeding 20 feet in height.
 4. The street side yard setback for an accessory structure shall be the same as the street side setback of the underlying zone.
 5. ~~In the RR, RE and R-1 Zones-Size limits for accessory structures~~
 - 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. ~~all other a~~ Accessory structures shall be limited to a maximum floor area of 750 square feet ~~on lots less than one-acre in the RR, RE, and R-1 Zones-~~
 6. Exceptions. There is no size limit for accessory structures in the following instances:
 - a. In the RC, RA-5, R-3 or R-4 Zones
 - b. On lots greater than one-acre in the RR, RE, and R-1 Zones,-or
 - c. any Zone-w-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).
 67. Any accessory structure over five feet in height, excluding proposed accessory dwelling units which shall comply with requirements set forth in Chapter 19.440, shall be set back at least five feet from side and rear property lines.
 78. 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.