

SECTION 10.0200

RESIDENTIAL ACCESSORY STRUCTURES

General

- 10.0201 Accessory Structures
- 10.0202 Accessory Structure Setbacks
- 10.0203 General Standards

GENERAL

10.0201 ACCESSORY STRUCTURES

The purpose of this section is to allow for establishment of accessory structures in conjunction with a single detached or middle housing dwelling. A detached accessory structure may be constructed or installed when in conformance with the standards of this section. Rigid frame fabric membrane structures are accessory structures.

Accessory Dwelling units are not subject to the standards of **Section 10.0200** and are regulated by the standards in **Section 10.0100**.

10.0202 ACCESSORY STRUCTURE SETBACKS

Table 10.0202 demonstrates the setbacks for accessory structures in different conditions. If not specified below, accessory structures shall be subject to standards as identified in the respective land use district where the structure is to be located, and, within **Section 7.0400**, as applicable.

Table 10.0202 Accessory Structure Setbacks

ACCESSORY STRUCTURE SIZE	CONDITION	SETBACK FROM SITE LOT LINE	SETBACK FROM REAR LOT LINE	SETBACK FROM OTHER STRUCTURES
Less than 200 sq. ft.	Height up to 10 ft. from finished floor to average roof surface.	3 ft.	3 ft.	Setbacks between structures shall meet Building Code standards
	Height more than 10 ft. from finished floor to average roof surface	5 ft.	5 ft.	Setbacks between structures shall meet Building Code standards.
200 to 499 sq. ft.		5 ft.	5 ft.	Setbacks between structures shall meet Building Code standards.

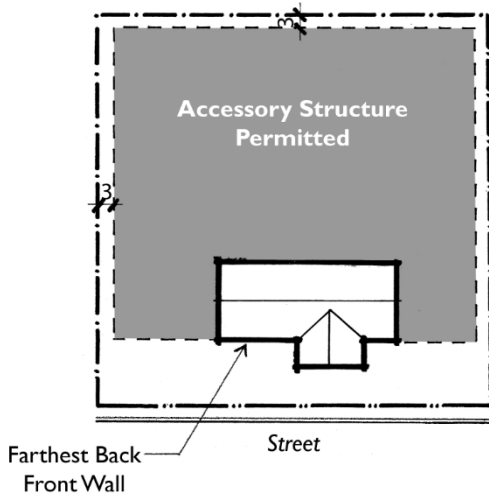
ACCESSORY STRUCTURE SIZE	CONDITION	SETBACK FROM SITE LOT LINE	SETBACK FROM REAR LOT LINE	SETBACK FROM OTHER STRUCTURES
500 to 1,000 sq. ft.		Shall conform to underlying district standard		Setbacks between structures shall meet Building Code standards.
More than 1,000 sq. ft.	Only on lots greater than one acre.	Shall conform to underlying district standards.		Setbacks between structures shall meet Building Code standards.

10.0203 GENERAL STANDARDS

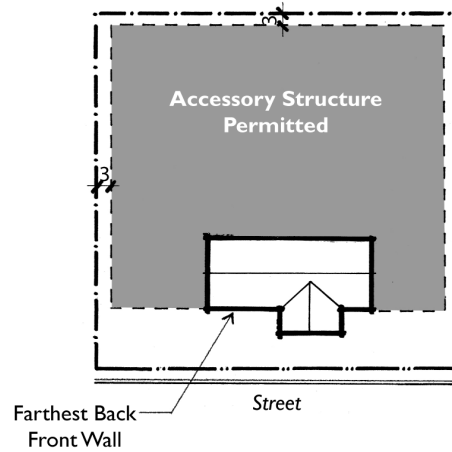
- A. Accessory structures shall conform to buffering and screening, building height, rear height limit reductions, and height transition standards where applicable. See **Section 7.0440(J)** for Cottage Clusters accessory structure size limitations.
- B. The roof of the structure shall be constructed so that water runoff from the structure does not flow onto an abutting parcel.
- C. No accessory structure shall be placed closer to the street than the farthest back front wall of the dwelling unit closest to that street.
- D. For accessory structures located within 5 feet of a side or rear property line, the structure shall be moveable. For example, it may be built on skids or on a concrete slab with embedded pull loops.
- E. More than one accessory structure may be placed or built on a site, provided:
 1. The maximum floor area ratio of the underlying land use district is maintained, and
 2. With the exception of Accessory Dwelling units as regulated by **Section 10.0100**, for lots smaller than one acre, the cumulative total of all accessory structures square footage does not exceed 1,000 square feet.
- F. An accessory structure may be located on an adjacent lot that does not contain a primary structure provided:
 1. Both lots are under the same ownership, and
 2. A deed restriction is recorded requiring the accessory structure to be removed within 30 days of transfer of ownership of either lot into separate ownership.
 3. The accessory structure complies with setback requirements as applied to the lots under same ownership.
- G. In the LDR-5, LDR-7, TR or TLDR District an attached or detached covered patio or covered deck may be placed between 3 feet to 5 feet from any interior side or rear yard setback provided that:
 1. The height of the patio or deck cover in the setback area is not greater than 12 feet above grade.
 2. The roof of the structure is constructed so that water runoff from the structure does not flow onto an abutting parcel.
 3. It does not encroach into the 6-foot maintenance easement area associated with zero lot line conditions.

H. Non-conforming Accessory Structures:

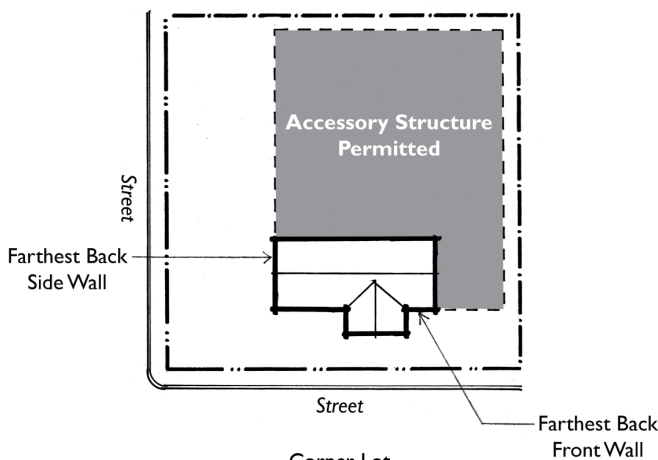
1. A new accessory structure must meet the requirements of **Section 10.0200**; it may not be placed in the same location of a non-conforming accessory structure that was removed.
2. No additions are permitted to non-conforming accessory structures, even if the addition does not increase the non-conforming situation.



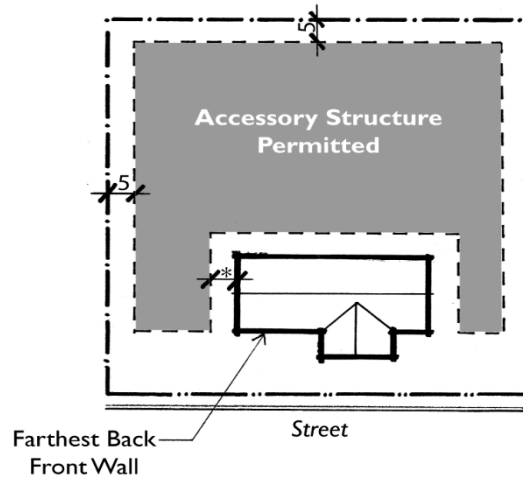
Less than 200 square feet,
* - Setback per Table 10.0202
for height up to 10 feet



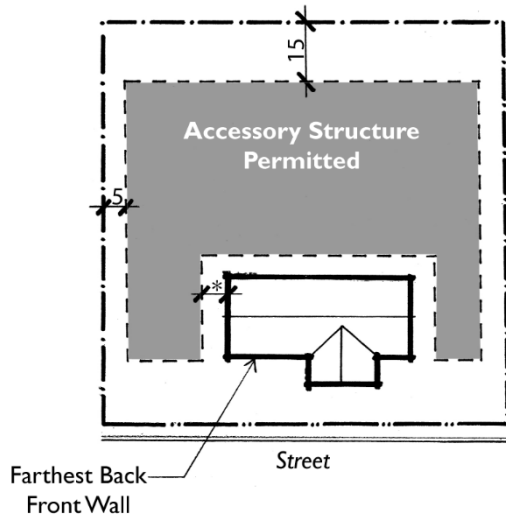
Less than 200 square feet,
* - Setback per Table 10.0202
for height more than 10 feet



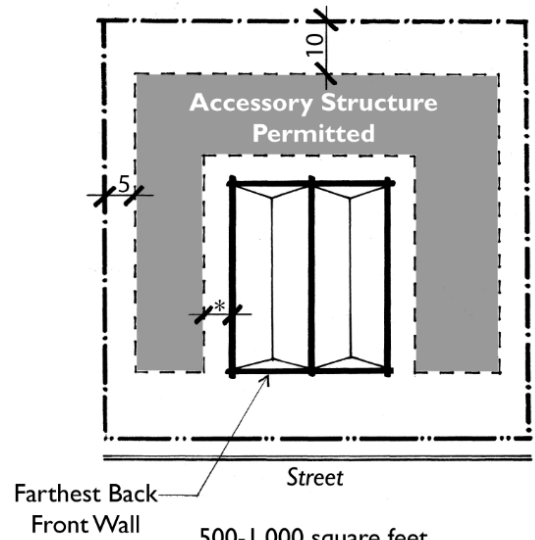
Corner Lot
* - Setback per Table 10.0202
for height up to 10 feet



200-500 square feet
* - Setback Per Table 10.0202



500-1,000 square feet,
LDR-5, LDR-7, TLDR, TR
Detached Residence and Duplex
 * - Setback Per Table 10.0202



500-1,000 square feet,
TLDR, TR Attached Residence
 * - Setback Per Table 10.0202