

# SECTION 10.0200 RESIDENTIAL ACCESSORY STRUCTURES

## General

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## General

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### 10.0201 Accessory Structures

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 7.0200**, as applicable.

**Table 10.0202 Accessory Structure Setbacks**

Accessory Structure Size	Condition	Setback from side 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 feet	3 feet	Setbacks between structures shall meet Building Code standards.
	Height more than 10 ft. from finished floor to average roof surface	5 feet	5 feet	Setbacks between structures shall meet Building Code standards.
Between 200 and 500 sq. ft.		5 feet	5 feet	Setbacks between structures shall meet Building Code standards.
Between 500 and 1,000 sq. ft.	LDR-5, LDR-7, Duplexes	5 feet	15 feet	Setbacks between structures shall meet Building Code standards.

**Table 10.0202 Accessory Structure Setbacks**

Accessory Structure Size	Condition	Setback from side lot line	Setback from rear lot line	Setback from other structures
	TLDR, TR, detached residence	5 feet	15 feet	Setbacks between structures shall meet Building Code standards.
	TLDR, TR, attached residence	5 feet	10 feet	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 standard		Setbacks between structures shall meet Building Code standards.

**10.0203 General Standards**

- A. Accessory structures shall conform to buffering and screening, and height transition standards where applicable.
- B. The roof of the structure shall be constructed so that water runoff from the structure does not flow onto an abutting parcel.
- C. On all lots, the structure shall not be placed in front of the principal building. If located to the side of the principal building on an interior lot, the structure shall not be placed closer to the front lot line than the farthest back front wall of the principal building.
- D. On corner lots, an accessory structure shall not be placed between the principal building and the street-side lot line. If located to the side or rear of the principal building, the structure shall not be placed closer to any street-side lot line than the farthest back wall of the principal building facing that street-side lot line.
- E. 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.
- F. More than one accessory structure may be placed or built on a site, provided:
  - 1. The coverage standards in the underlying land use district are 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.
- G. An accessory structure may be located on an adjacent lot that does not contain a primary structure provided:
  - 1. Both lots are under the exact 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.

- H.** 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.
- I.** 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.



