



DEVELOPMENT CODE SECTION:
 DESCRIPTION:

Division V, Chapter 18.200.030
Standards for Specific Uses: Accessory Structures

What is an accessory structure?

An accessory building or structure is a building or structure that is not part of the principal dwelling on the lot, the use of which is incidental and subordinate to the use of the principal dwelling. Examples of accessory structures include, but are not limited to: a separate garage, tool shed, storage shed, carport, greenhouse, pool cabana, gazebo, pergola, arbor, patio cover, and other outbuildings or structures.

Where are accessory structures allowed?

An accessory structure is allowed on a single-family residential property, as long as the accessory structure is subordinate to the principal dwelling in size, shape, bulk, design, and use, and the design and location meet all development standards. An accessory structure shall be incidental to and shall not alter the primary use or character of the site.

What accessory structures do not require a permit?

Small accessory structures in residential districts may not need a permit if they meet all of the following conditions: 1) are less than 120 square feet in area; 2) comply with height requirements; 3) do not also require a Building Permit, including electrical or mechanical; and 4) are not placed on a permanent foundation. All accessory structures must comply with the zoning district setback and lot coverage requirements, even if a permit is not required.

How large can my accessory structure be?

The maximum size of accessory structures can vary, depending on the lot size. They shall comply with the maximum floor area in the table below or the zoning district lot coverage requirement, whichever is more restrictive.

MAXIMUM SIZE FOR ACCESSORY STRUCTURES IN RESIDENTIAL DISTRICTS	
Minimum Lot Size (in square feet)	Maximum Floor Area for Accessory Structures in Rear Yards (in square feet)
Less than 5,000	As specified in the subdivision or use permit approval
6,000	480
8,000	560
10,000	800
12,000	800
15,000	800
20,000	1,000
40,000	2,000

What are the height restrictions?

1. Accessory structures 12 to 16 feet in height are required to meet the same setback requirements as the primary structure.
2. Accessory structures 6 to 12 feet in height are required to maintain a minimum five foot side and rear setback. The structure's height may be increased by one foot for every two feet of additional setback provided, up to a maximum height of 16 feet.
3. Accessory structures are required to maintain a minimum five foot separation between all structures including the primary structure, other accessory structures, or a secondary living unit, except that carports and patio covers may be located immediately adjacent to the primary structure.

How should the accessory structure look?

Accessory structures must be subordinate to the primary structure by size, height, location, and appearance, and must comply with the following criteria:

1. Roofing and siding materials shall be the same style, color, and materials as the roofing and siding materials predominant on the primary structure. The Planning Division may approve alternate materials if the materials replicate the character and appearance of the principal dwelling.
2. Accessory structures shall be painted the same color, or be complementary to, the color scheme of the primary structure.
3. Architectural detailing, including but not limited to fascia, window trim, and door trim, shall replicate and be complementary to the trim detailing of the primary structure.
4. Accessory buildings or structures shall be sited to protect privacy and minimize noise, light, and glare, and traffic impacts on neighboring properties.

Are there additional general requirements?

1. Accessory structures shall not be permitted as a primary use of a site. Accessory structures are not able to be constructed on a vacant property.
2. Storage containers and temporary trailers are not considered accessory structures and are generally prohibited, with the exception of temporary trailers at construction projects.
4. Accessory structures are not allowed to be located within any front or street side yard, regardless of setback requirements, nor can they project beyond the front building line of the primary structure.
5. Accessory structures are not to be used as accessory dwelling units.