

CHAPTER 19.29

ACCESSORY BUILDINGS AND STRUCTURES FOR RESIDENTIAL ZONES

Sections:

- 19.29.010 PURPOSE
- 19.29.020 DEFINITIONS
- 19.29.030 APPLICABILITY AND PERMIT REQUIREMENTS
- 19.29.040 SITE LOCATION, OPERATION AND DEVELOPMENT STANDARDS

19.29.010 PURPOSE AND INTENT

The purpose of regulating accessory buildings and structures is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses.

19.29.020 DEFINITIONS

Accessory Buildings and Structures. As used herein, means a building which is detached from the main building on a parcel or lot, the use of which is ancillary to that of the main building. An accessory building includes but is not limited to garage, greenhouse, storage shed, pool house, cabana, barn, stable or workshop. Accessory buildings do not include “guest houses”, “second unit” or “granny flats” and are not to be used as living quarters. No accessory buildings shall be erected unless a primary building exists on the parcel.

19.29.030 APPLICABILITY AND PERMIT REQUIREMENTS

Accessory buildings and structures, as defined in 19.29.020 are permitted, subject to the requirements contained in this Chapter.

- A. Accessory Buildings shall require the issuance of a building permit. Single-story, detached, accessory buildings used as tool and storage sheds, playhouses, or similar use, shall be exempt from a building permit, provided the floor area does not exceed 120 square feet, the height does not exceed 10 feet, and there are no electrical or plumbing fixtures.
- B. All accessory buildings that require a building permit shall be subject to the provisions of Chapter 19.54 (Authority and Review Procedures).

19.29.040 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 primary building, such structure shall comply with the development standards for the primary building.

- A. No accessory building shall be permitted unless a primary building exists and is occupied by the use intended.
- B. Accessory buildings shall not cover more than 35 percent of the required side or rear yard setback area.
- C. Accessory buildings shall be located a minimum of 10 feet from the primary building. Eave line separation from the primary building shall conform to the provisions of the Building Code.
- D. Accessory building shall be limited to a maximum floor area of 750 square feet.
- E. Garage and Carport with direct access from an alley shall be located a minimum of 20 feet from the opposite boundary line of the alley.
- F. Accessory buildings within the residential zones shall comply with the following additional regulations.
 - 1. Accessory buildings shall be no closer to the front lot line than the front-most wall of the dwelling nearest the front lot line, or 50 feet whichever distance is lesser.
 - 2. Two-story accessory buildings shall be only allowed in the A1 and R-20,000 Zones.
 - 3. The interior side and rear yard setback shall be five-feet for a single-story accessory building, and shall be the same as the respective setbacks required by the underlying zone for two-story accessory buildings.
 - 4. The street side yard setback for accessory buildings shall be 10 feet, unless a greater setback is required by the underlying zone.
 - 5. Except in A1 and R-20,000 Zones, all metal accessory buildings shall be limited to a maximum 120 square feet; all other accessory structures shall be limited to a maximum floor area of 750 square feet.
 - 6. Any accessory buildings over 5 feet in height shall be set back at least 5 feet from the side and rear property lines.

7. Single-story accessory buildings shall not exceed 20 feet in overall height and two-story accessory buildings shall not exceed 30 feet in overall height.

G. Canopies or overhanging structures shall comply with the following regulations.

1. Such structures shall not exceed more than 1 story in height and shall be erected at least 5 feet away from any rear or interior side lot line.
2. Such structures shall be unenclosed on at least 3 sides and shall be entirely open, except for the necessary supporting columns. A roof connection between the primary building and the accessory building shall be unenclosed and open on only 2 sides.
3. The horizontal area of such structure alone shall not exceed 25 percent of the required rear yard area, and the horizontal area of any 2 or more in combination, including accessory buildings, shall not exceed 40 percent of the required rear yard area.

H. Swimming pools and spas shall comply with the following:

1. No swimming pool or spa shall be located in the required front yard area.
2. Any swimming pool or spa shall be located at least 5 feet away from any fence or building wall.
3. All swimming pools and spas shall conform to all Building Code and Health and Safety Code requirements.
4. Private swimming pools may be located only within a required side or rear yard area. The substructure shall be minimum of 5 feet from any lot line and minimum of 5 feet from any cut and fill slope exceeding 3 feet in vertical height.
5. Equipment related to a swimming pool such as a fountain, slide diving board etc shall not exceed 5 feet in height when located within 5 feet of a property line.