

## **REQUIREMENTS FOR DETACHED ACCESSORY STRUCTURES IN RESIDENTIAL DISTRICTS**

**REVIEW:** Administrative Site Development Review and Building Permits are required for all detached accessory structures over 120 square feet in area and eighteen (18) inches above ground and accessory structures which proposed water or sewer utility connections. All detached accessory structures shall comply with the regulations outlined in Section 18.32.020(l) of the Municipal Code, which are summarized below.

**LOCATION:** Detached accessory structures shall be located on the rear half of the lot or site and in no case forward on the main structure.

**HEIGHT:** Shall not exceed 12 feet.

**SETBACKS:** Detached accessory structures that are over 6.5 feet tall or measures 120 square feet or larger shall be located no closer than five (5) feet from any other structure and five (5) feet to a side or rear property line. On corner sites, detached accessory structures shall be located no closer than fifteen (15) feet to the street side lot line (a twenty (20) feet setback is required for key lots and garages).

**EAVES AND GUTTERS:** Eaves and gutters are permitted to encroach 18 inches into the side and rear yard setbacks, but shall be located no closer than two feet to a property line.

**COVERAGE:** Detached accessory structures shall not cover more than thirty percent (30%) of the actual rear yard and shall contribute towards the calculation of overall lot coverage.

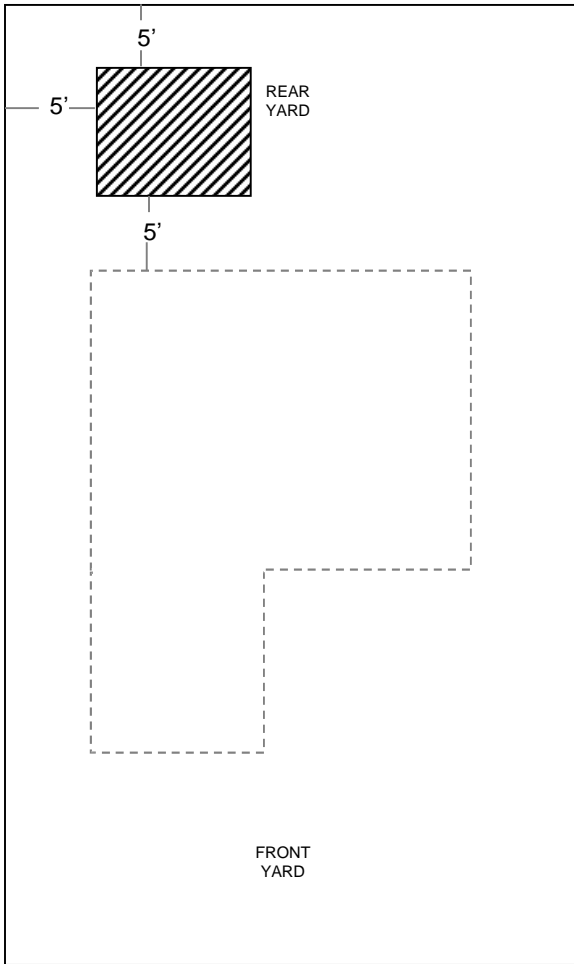
### **OTHER REGULATIONS:**

- The structure shall cover not more than thirty percent (30%) of the actual rear yard.
- The maximum site coverage allowed in the residential zoning district shall not be exceeded.
- The roof of the structure shall not be used as a deck or floor.
- The structure shall not be used for additional living or sleeping purposes, except for approved secondary dwelling units.
- The structure shall not be constructed on any lot prior to the time of construction of the principal dwelling to which it is accessory.
- On a lot with double frontage, detached accessory structures shall not be located closer to either street than the front yard required for the main structure.
- On a corner site, garages and carports which are entered perpendicular to and from across the side property line adjoining the street shall be located not closer than twenty (20) feet to such a property line.

**DESIGN:** Accessory structures over eighty (80) square feet in area shall be compatible with existing and adjacent residences in terms of siding and roof materials, roof pitch, roof eaves, trim elements, and architectural features. The structure shall be located and designed so as to not disrupt the privacy of, or create noise impacts on, adjacent residents and yards.

# DETACHED ACCESSORY STRUCTURES IN RESIDENTIAL DISTRICTS DIAGRAM

## INTERIOR LOT



## CORNER LOT

