

17.400.100 - Residential Uses - Accessory Residential Structures

This Section provides standards for accessory structures allowed in residential zoning districts in compliance with Article 2 (Zoning Districts, Allowable Land Uses and Zone-Specific Standards):

A. General Requirements for Accessory Structures in Residential Zoning Districts.

1. **Relationship of accessory use to the main use.** Accessory uses and structures shall be incidental to and not alter the residential character of the site.
2. **Allowable heights.** The maximum allowable heights of accessory structures are specified in Table 4-4 (Maximum Heights for Accessory Structures in Residential Zoning Districts), below.

Table 4-4
Maximum Heights for Accessory Structures in Residential Zoning Districts

Applicable Zoning District	Maximum Height
Single-Family Residential (R1), Two-Family Residential (R2) and Three-Family Residential (R3) zoning districts.	2 stories and 26 ft
Low density Multiple-Residential (RLD), Medium Density Multiple-Residential (RMD) and High Density Multiple-Residential (RHD) zoning districts.	2 stories and 30 ft

3. Allowable setbacks.

- a. The accessory structure shall have a setback of at least 2 feet from every perimeter property line, except that the setback shall be the same as required for the primary dwelling in the zoning district in which the accessory structure is located whenever the accessory structure:
 - i. Exceeds 12 feet in height; or
 - ii. Is within a setback facing a public street right-of-way.
- b. If the accessory structure is a carport or garage, it shall be set back from a public street right-of-way as necessary to conform with the requirements of Subsection 17.320.035.N. (Special Parking Requirements for Residential Uses).
- c. Exceptions. The following structures are exempt from the accessory structure setback requirements, with a cumulative limit of two (2) maximum of any combination of such accessory structures on one (1) property:
 - i. Movable structures ~~not exceeding 12 feet in height~~ including children's play equipment, pet shelters, and similar structures not exceeding 12 feet in height may be placed within a required side or rear setback without limitation on location.
 - ii. Portable storage sheds which are prefabricated, do not exceed eight (8) feet in height if flat roofed, nor twelve (12) feet in height with eaves at a maximum of eight (8) feet for slope roofed, and are up to 120 square feet in area, may be

iii. Trash enclosures may be placed within a required rear or side setback without limitation on location.

Figure 4-10

