

1 RESOLUTION NO. 2020-P001

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER  
3 CITY, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL  
4 OF CITY-INITIATED ZONING CODE AMENDMENT P2019-0036-ZCA,  
5 AMENDING CULVER CITY MUNICIPAL CODE (CCMC) TITLE 17: ZONING  
6 CODE; SECTION 17.210 – RESIDENTIAL ZONING DISTRICTS, 17.260 –  
7 OVERLAY ZONES, 17.320 – OFF-STREET PARKING AND LOADING, AND  
8 17.400.100 – RESIDENTIAL USES – ACCESSORY RESIDENTIAL  
9 STRUCTURES, TO MODIFY SINGLE FAMILY ZONE DEVELOPMENT  
10 STANDARDS.

11 (ZONING CODE AMENDMENT, P2019-0036-ZCA)

12 WHEREAS, on January 22, 2020, after conducting a duly noticed public hearing on  
13 City-initiated Zoning Code Text Amendment (P2019-0036-ZCA), amending Culver City  
14 Municipal Code (CCMC) Title 17: Zoning Code; Section 17.210 – Residential Zoning Districts,  
15 17.260 – Overlay Zones, 17.320 – Off-Street Parking And Loading, and 17.400.100 –  
16 Residential Uses – Accessory Residential Structures, to modify Single Family Zone  
17 development standards, fully considering all reports, studies, testimony, and environmental  
18 information presented, the Planning Commission, by a vote of \_\_ to \_\_, recommended to the  
19 City Council approval of Zoning Code Amendment P2019-0036-ZCA, as set forth herein below.

20 NOW, THEREFORE, the Planning Commission of the City Of Culver City,  
21 California, DOES HEREBY RESOLVE as follows:

22 **SECTION 1.** Pursuant to the foregoing recitations and the provisions of the CCMC,  
23 the following required findings for an amendment to the Zoning Code, as outlined in CCMC  
24 Section 17.620.030.A, are hereby made:

25  
26 **1. The proposed amendment ensures and maintains internal consistency**  
27 **with the goals, policies and strategies of all elements of the General Plan and**  
28 **will not create any inconsistencies.**

29 The proposed Zoning Code Amendment is intended to reduce incompatible mass  
and bulk of new single family housing Culver City. The amendments will improve the

1 Zoning Code's implementation of the goals, objectives, and policies of the General  
2 Plan. The existing Zoning Code language allows for single-family homes  
3 construction that is out of scale with existing neighborhoods. The proposed Zoning  
4 Code Amendment will modify single family residential zone standards to regulate  
5 buildings that are more compatible with existing surroundings. The proposed Zoning  
6 Code Amendment is consistent with General Plan Goals and Policies that call for the  
7 preservation of existing single-family neighborhoods. Therefore, the proposed  
8 Zoning Code Amendment does not conflict with the goals, policies, and strategies of  
9 any elements of the General Plan, nor create any inconsistencies.

10  
11 **2. The proposed amendment would not be detrimental to the public  
12 interest, health, safety, convenience or welfare of the City.**

13 The proposed Zoning Code Amendment was initiated as a result of public  
14 concerns that new construction in single-family neighborhoods is affecting quality of  
15 life for existing residents due to oversized homes. The proposed Zoning Code  
16 Amendment provides new regulations to control the bulk and mass of a home in  
17 single-family zones. By reducing bulk and mass of a home, residents will have more  
18 opportunities for light and air access, privacy, and maintenance of existing single-  
19 family neighborhood character. New regulations will still allow for an average sized  
20 home so residents are still able to develop their properties. Therefore, the Zoning  
21 Code Amendment will not be detrimental to the public interest, health, safety,  
22 convenience, and welfare of the City.

23  
24 **3. The proposed amendment is in compliance with the provisions of the  
25 California Environmental Quality Act (CEQA).**

26 The Project is considered exempt from CEQA pursuant to CEQA Guidelines  
27 Section 15061(b) (3) because it can be seen with certainty that there is no possibility  
28 that the Project to amend the Zoning Code will have a significant effect on the  
29 environment. The proposed Zoning Code Amendment, modifying single family  
home development standards, by itself does not result in any physical changes nor  
any significant effects on the environment, and does not result in an intensification  
of development beyond what the Zoning Code already currently allows.  
Furthermore, the proposed Zoning Code Amendment is not in conjunction with the  
specific approval of any existing development or use permit applications. Therefore,  
any projects seeking approval subsequent to the proposed Zoning Code  
Amendment, would be subject to appropriate CEQA analysis at that time of any such  
application.

**SECTION 2.** Pursuant to the foregoing recitations and findings, the Planning Commission of the City of Culver City, California, hereby recommends to the City Council approval of Zoning Code Amendment P2019-0036-ZCA, as set forth in Exhibit A attached hereto and made a part thereof.

APPROVED and ADOPTED this 22nd day of January, 2020.

ANDREW REILMAN - CHAIRPERSON  
PLANNING COMMISSION  
CITY OF CULVER CITY, CALIFORNIA

Attested by:

Susan Herbertson, Senior Planner

## EXHIBIT A

### ZONING CODE AMENDMENT

#### Proposed Zoning Code Amendment

The proposed Zoning Code Amendment (ZCA) will amend Chapter 17.210 (Residential Zoning Districts), Section 17.260.040 (Culver Crest Hillside Overlay (-CC)), Section 17.320.035 (Parking Design and Layout Guidelines), and Section 17.400.100 (Residential Uses – Accessory Residential Structures) as follows:

#### § 17.210.020 RESIDENTIAL ZONING DISTRICTS DEVELOPMENT STANDARDS.

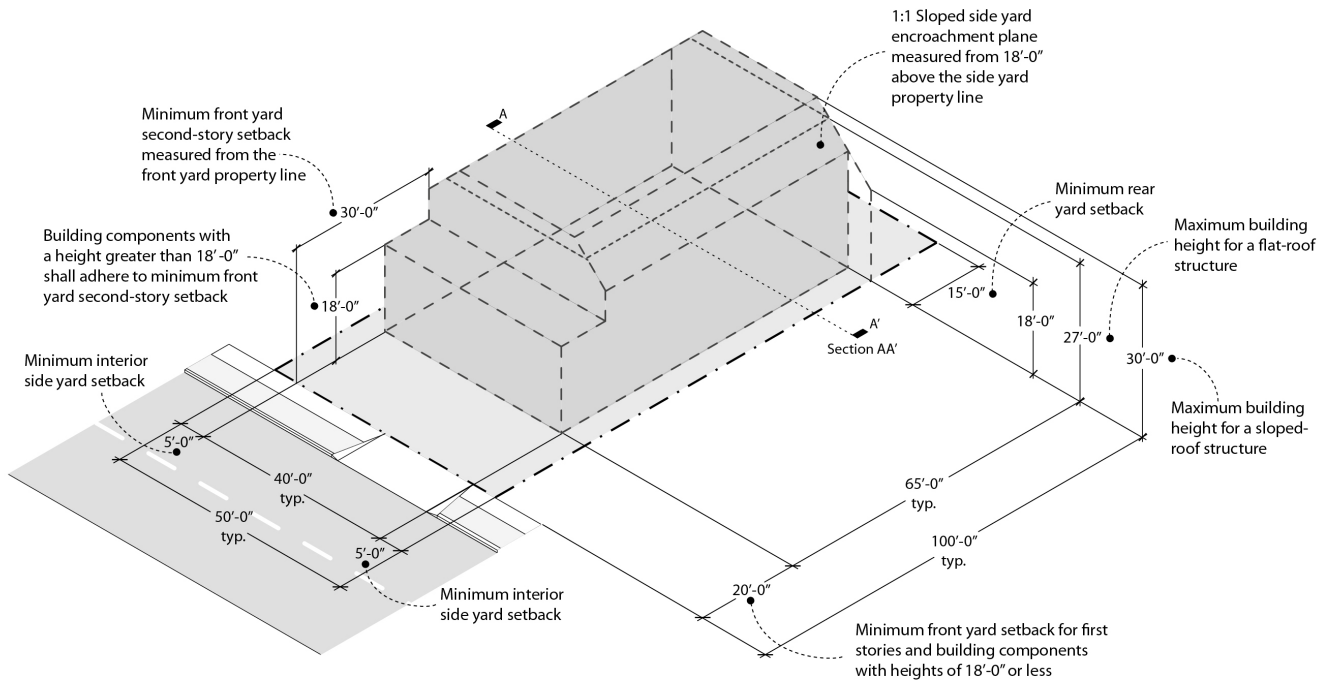
- A. General Requirements.** Subdivisions, new land uses and structures, and alterations to existing land uses and structures in the R1, R2 and R3 zones shall conform to the requirements in Table 2-3 (Residential Districts Development Standards - R1, R2, R3). Subdivisions, new land uses and structures, and alterations to existing land uses and structures in the RLD, RMD and RHD zones shall conform to the requirements in Table 2-4 (Residential District Development Standards - RLD, RMD, RHD). In addition, the applicable development standards in Article 3 (Site Planning and General Development Standards) apply to all residential zoning districts.

<b>Table 2-3</b> <b>Residential Districts Development Standards (R1, R2, R3)</b>			
<b>Development Feature</b>	<b>Requirement by Zoning District</b>		
	<b>R1</b>	<b>R2</b>	<b>R3</b>
<b>Minimum lot area (1)</b>	5,000 square feet or the average area of residential lots within a 500-foot radius of proposed subdivision, whichever is greater.		
<b>Lot width (2)</b>	50 feet		
<b>Lot depth</b>	100 feet		
<b>Maximum number of dwelling units allowed per parcel (3)</b>	1 unit	2 units	3 units
<b>Dwelling size</b>	<b>Maximum and minimum allowed floor area.</b>	<b>Maximum and minimum allowed floor area, not including any garage or other non-habitable space.</b>	
<b>Maximum area</b>	<del>60</del> .45 Floor Area Ratio (FAR) (6)(7)(12)	1,500 square feet plus 40% of net lot area for parcels less than 8,000 square feet; 60% of net lot area for parcels 8,000 square feet or more.	
<b>Minimum area</b>	1,000 square feet on the ground floor.	1,000 square feet for a single-family unit; 750 square feet/unit in a duplex.	1,000 square feet for a single-family unit; 750 square feet for a duplex or triplex.
<b>Setbacks (4)</b>	<i>Minimum setbacks required. See § 17.300.020 (Setback Regulations and Exceptions).</i>		
<b>Front</b>	<del>Single story structures - 20 feet—single story structures</del>  Two story structures - 20 feet; 30 feet for second	15 feet	10 feet or one half the building height, whichever is greater.

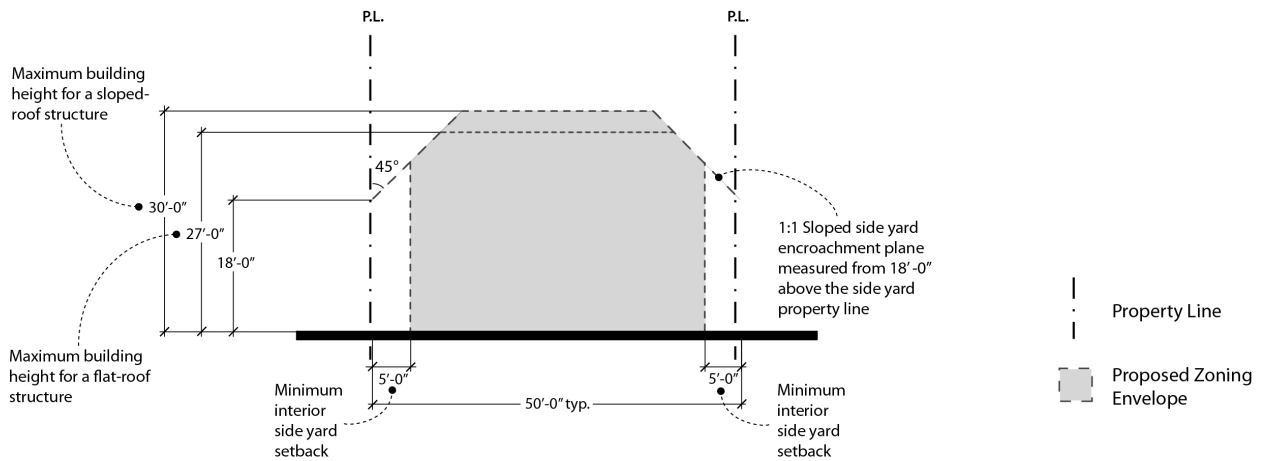
	<div>story, as defined by this Title, or any roof or portion of a roof, parapet wall, or front yard-facing façade that exceeds a height of 18 feet</div> <div>two story structures; plus minimum 5 feet stepback for second floor</div> <div>25 feet two story structures without minimum 5 feet second floor stepback</div> <div>(11)(12)</div>		
Interior sides (each)	5 feet <div>minimum (10)(11)(12)</div>	4 feet	5 feet
Street side (corner)	<div>5 feet single story structures</div> <div>5 feet - two story structures; plus minimum 5 feet stepback for second floor</div> <div>10 feet - two story structures without minimum 5 feet second floor stepback</div>		
Rear	15 feet <div>(11)(12)</div>		
Minimum distance between structures	<div>5 feet between accessory residential structures;</div> <div>8 feet between detached dwelling units.</div>		
Open space	Minimum area of a site to remain uncovered by structures, in compliance with § 17.400.100 (Residential Uses - Accessory Residential Structures).		
Private	None required other than setbacks.		
Common	None required.		
Height limit (4)(5)(8)(9)(11)(12)	<div>Flat roofs - 2 stories and 26 feet 27 feet</div> <div>Sloped roof - 2 stories and 30 feet</div>	2 stories and 30 feet	
Roof decks	<div>Rooftop decks shall be set back 5 feet from the building edge along side yards. (12)</div>	<div>N/A</div>	
Landscaping	As required by Chapter 17.310 (Landscaping).		
Parking	As required by Chapter 17.320 (Offstreet Parking and Loading).		
Signs	As required by Chapter 17.330 (Signs).		
Notes:			
<div>(1) Minimum lot area for parcels proposed in new subdivisions and lot line adjustments. Condominium, townhome, or planned development projects may be subdivided with smaller parcel sizes for ownership purposes, with the minimum lot area determined through the subdivision review process, provided that the overall development site complies with the minimum lot size requirements of this Chapter.</div>			
<div>(2) Minimum required width measured at the street property line, except as otherwise provided by § 15.10.700. (Subdivision Design Standards) for curved lot frontages and flag lots.</div>			

(3) For standards for Accessory Dwelling Unit, see § 17.400.095.
(4) For standards for Accessory Residential Structures, see § 17.400.100.
(5) For standards for Height Measurement and Height Limit Exceptions, see § 17.300.025.
(6) <del>Garages attached to be primary structure shall be included in the FAR. Detached garages shall not be included in the FAR.</del> In the R1 Zone, residential floor area shall include any floor area, confined from exterior wall to exterior wall, within the main dwelling unit, accessory structures, and garages, with the exception that garages located completely behind the primary dwelling unit shall not be counted towards FAR. Areas with a ceiling height greater than 14 feet shall be counted twice towards floor area with the exception that the first 250 square feet of such areas may be counted only once towards floor area. Areas shall be measured as the vertical projection of a portion of a ceiling and/or the underside of a roof that exceeds 14 feet but shall in no case include any interior wall. Staircases, elevator shafts, and the like, shall be counted as one (1) plane per floor.
(7) The floor area of basements shall not be included in the FAR.
(8) Sloped roofs shall be equal to or greater than a 3:12 slope and shall be equal to or less than a 1:1 slope; flat roofs shall be less than a 3:12 slope.
(9) Notwithstanding § 17.300.025.C.3, in the R1 Zone, the height limit shall be inclusive of a fire or parapet wall.
(10) In the R1 zone, no structure shall encroach upon a 1:1 upward- and inward-inclining setback plane starting from 18 feet above any interior side lot line.
(11) For a comprehensive illustration of permissible buildable area on a typical 50-foot by 100-foot R1 lot, see Figure 2-A (Maximum Envelope - Zoning).
(12) Figure 2-B (Cumulative R1 Development Standards) illustrates the combined effect of the R1 standards listed in Table 2-3 on sloped- and flat-roof residential structures.

**Figure 2-A Maximum Envelope – Zoning**



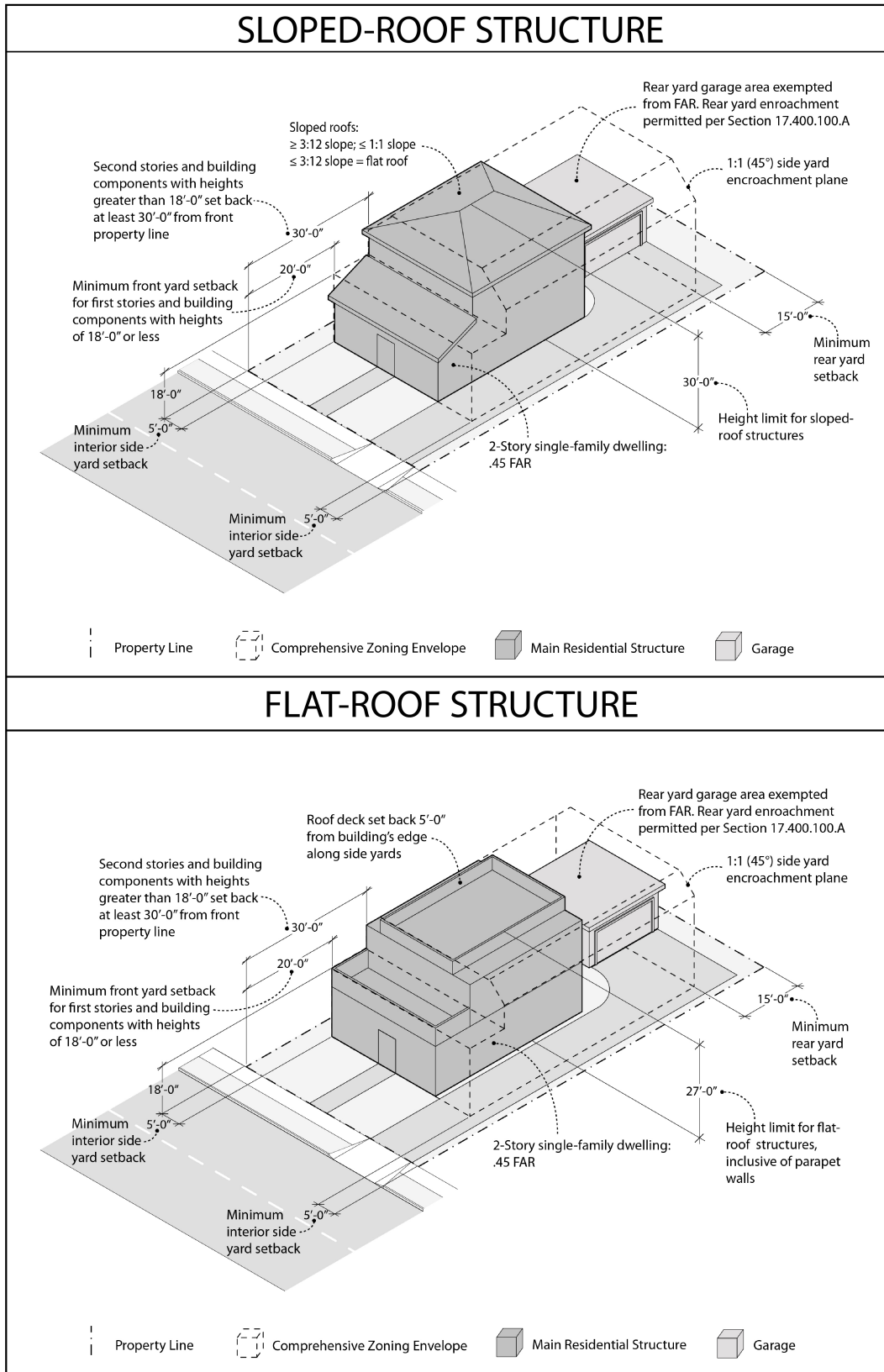
**AXONOMETRIC VIEW: Maximum Envelope - Zoning**



**SECTION AA': Maximum Envelope - Zoning**

0 5 10 15 20ft

**Figure 2-B Cumulative R1 Development Standards**





## **§ 17.210.025 DEFINITIONS FOR THE R1 ZONE.**

The following definitions will relate to residential zoned property:

**1. Attic.** The area between roof framing and the ceiling of the rooms below that is not habitable per Building Code Standard but may be reached by ladder and used for storage or mechanical equipment. Any room with less than 70 square feet in area or less than 7 feet in height would constitute an attic.

**2. Covered.** Any enclosed, semi-enclosed, or unenclosed building area that is covered by a solid roof.

**3. Dwelling Unit.** Any structure designed or used for shelter or housing that contains permanent provisions for sleeping, eating, cooking and sanitation occupied by or intended for one (1) or more persons on a long-term basis. A dwelling unit shall have no more than one (1) kitchen.

**4. Floor Area, Residential.** In the R1 Zone, residential floor area shall include any floor area, confined from exterior wall to exterior wall, within the main dwelling unit, accessory structures, and garages, with the exception that garages located completely behind the primary dwelling unit shall not be included towards FAR. Areas with a ceiling height greater than 14 feet shall be counted twice towards floor area with the exception that the first 250 square feet of such areas may be counted only once towards floor area. Areas shall be measured as the vertical projection of a portion of a ceiling and/or the underside of a roof that exceeds 14 feet but shall in no case include any interior wall. Staircases, elevator shafts, and the like, shall be counted as one (1) plane per floor.

**5. Kitchen.** Any room or space within a structure containing a combination of the following facilities that are capable of being used for the cooking or preparation of food: oven/microwave oven, stove, refrigerator exceeding 6 cubic feet, and sink.

**6. Mezzanine/loft.** In the R1 Zone, a mezzanine/loft shall be defined as an intermediate or fractional floor area between the floor and ceiling of a main story and open to the floor below. A mezzanine/loft floor area shall be deemed a full story when it covers more than one-third (1/3) of the area of the story directly underneath said mezzanine/loft area or the floor-to-plate height of the mezzanine/loft exceeds 14 feet.

## **§ 17.260.040 ~~CULVER CREST/RESIDENTIAL~~ HILLSIDES OVERLAY ~~(-CC) (-RH).~~**

**A. Purpose.** The purpose of establishing the ~~Culver Crest/Residential~~ Hillside Overlay ~~(-CC) (-RH)~~ is to provide the area-specific zoning regulations necessary for the ~~incremental improvement and~~ sustainable development of hillside neighborhoods in Culver City.

**B. Allowable land uses and permit requirements.** Allowable land uses and required permits shall be established by the applicable underlying zone.

**C. Definitions.** The following definitions will relate to residential zoned property in the ~~CC-RH~~ Overlay:

~~**1. Attic.** Any non habitable space, per Building Code Standard, between the ceiling beams of the top story and the roof rafters, which may be reached by ladder and used for storage or mechanical equipment, and which is less than seventy (70) square feet in area and less than seven (7) feet in height, shall constitute an attic.~~

~~**2. Covered.** Any enclosed, semi enclosed, or unenclosed building area that is covered by a solid roof.~~

~~**3. Dwelling unit.** Any structure designed or used for shelter or housing that contains permanent provisions for sleeping, eating, cooking, and sanitation occupied by or intended for one (1) or more persons on a long term basis. A dwelling unit shall have no more than one (1) kitchen.~~

~~**4. Floor area, Residential.** Residential floor area shall include mezzanines, covered porches, covered patios, and accessory buildings in addition to any floor area, confined from exterior wall to exterior wall, within the main dwelling unit but shall not include detached garages. Garages shall be included in the floor area with the exception that up to 200 square feet of attached and front-facing garages may be exempted from floor area. Floor area shall be defined as the area confined from exterior wall to exterior wall. Areas within a ceiling height greater than one (1) story, as defined by this Title, will be counted twice towards floor area. Areas with a ceiling height greater than fourteen (14) feet shall be counted twice towards floor area. Areas shall be measured as the vertical projection of a portion of a ceiling and/or the underside of a roof that exceeds fourteen (14) feet but shall in no case include any interior wall. Staircases, elevator shafts, and the like, shall be counted as one (1) plane per floor.~~

~~**5. Kitchen.** Any room or space within a structure containing a combination of the following facilities that are capable of being used for the preparation or cooking of food: oven/microwave oven, stove, refrigerator exceeding six (6) cubic feet, and sink.~~

~~**6. Mezzanine/loft.** An intermediate or fractional floor area between the floor and ceiling of a main story. A mezzanine/loft floor~~

area shall be deemed a full story when it covers more than one-third (1/3) of the area of the story directly underneath said mezzanine/loft area or the floor to plate height of the mezzanine/loft exceeds fourteen (14) feet.

**7. Story.** That portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above, then the space between the floor and the ceiling above. A story shall be defined as the floor to plate height and can be no taller than fourteen (14) feet.

**D. Development requirements.** Development requirements shall be regulated by Table 2-12 (Residential Hillside Overlay Development Standards). Wherever the -CC -RH Overlay zone is silent on a matter, the corresponding regulation of the underlying zone shall apply.

**Table 2-12**

**Culver Crest/Residential Hillside Overlay Development Standards (-CC) (-RH)**

Development Feature	Requirement by -CC -RH Overlay	
Maximum Number of Dwelling Units Allowed per Parcel (A)	1 Unit	
Dwelling Size (AB)		
Maximum Area	Slope (BC)	FAR
	<15%	0.45
	15% to 30%	0.40
	>30% to 45%	0.35
	>45% to 60%	0.30
	>60%	0.25
Setbacks (CD)	Minimum setbacks required. See § 17.300.020 (Setback Regulations and Exceptions)	
Front	20 feet - Single Story Structure	
	30 feet - Second Story of Two Story Structure	
Side (DE)	First Floor: 10% of lot width, but not <5 feet and not >10 feet	
	Second Floor (Narrow Setback): 16% of lot width, but not <8 feet and not >16 feet	
	Second Floor (Wide or Street-Facing Setback): 24% of lot width, but not <12 feet and not >24 feet	
Rear	15 Feet	
Height Limit (EF)	Slope	Height
	<50%	Flat Roof - 2 stories and 26-27 feet
	Sloped Roof - 2 stories and 30 feet	
	50% to 100%	1 Story and 14 feet
<b>Notes:</b>		
(A) For standards for Accessory Dwelling Units, see § 17.400.095.		
(AB) Minimum by-right floor area in the hillside area, regardless of lot size, is 2,500 square feet.		
(BC) Existing slope is to be established with topographic survey and slope analysis of existing conditions prior to issuance of Building Permit.		
(CD) For exceptions to setback standards, see § 17.260.040.E.		
(DE) Building may exceed minimum required setback but cannot reduce minimum required setback. Applicant may choose which of the two (2) side setbacks is narrow and which is wide, but wide setback will automatically apply to a street facing side yard.		
(EF) Any parapet is included as part of the flat roof height standard.		

**E. Setback and stepback exceptions findings.** Exceptions to setback standards shall be reviewed by the Planning Commission. The Planning Commission shall consider and record the decision in writing with the findings on which the decision is based. The exception may be approved, with or without conditions, only after making all of the following findings:

1. There are special circumstances applicable to the property (e.g. location, shape, size, depth, surroundings, and/or topography), or to the intended use of the property, so that the strict application of this Title denies the property owner privileges enjoyed by other property owners in the vicinity and under identical zoning districts.
2. Approval of the exception would not be detrimental to the public health, interest, safety, or general welfare and would not be detrimental or injurious to property or improvements in the vicinity and in the same zoning district.

**F. Parking.** Uncovered, ½ covered, and fully covered parking shall be permitted in the Hillside areas. Any uncovered parking located behind the front yard setback line shall be placed within fifteen (15) feet of an interior side yard or shall be fully screened from view of the public right-of-way by the primary structure. Front yard-facing parking not located within fifteen (15) feet of a side yard shall be fully covered and enclosed. See Figure 3-11 (Allowable Residential Uncovered Parking Placement) provided in § 17.320.035.

## § 17.320.035 PARKING DESIGN AND LAYOUT GUIDELINES.

### A. Access to Parking Areas and Parking Spaces.

1. **Access to parking areas.** Parking areas shall be designed to prevent access at any point other than at designated access drives.
2. **Parking space location.** Parking spaces shall not be located within 10 feet of an access driveway, measured from the property line. See Figure 3-8 (Parking Space Location) below. Parking spaces in the R1 Zone shall comply with Footnote 1 of Table 3-5 of Subsection 17.320.035.N.3 (Residential Covered Parking Requirements).
3. **Internal maneuvering area.** Parking areas shall provide suitable maneuvering room so that vehicles enter the street in a forward direction, except for single-family homes, duplexes or triplexes on non-arterial streets, which may be designed to permit backing a vehicle into a public street right-of-way.

### N. Special Parking Requirements for Residential Uses.

1. **Driveway length.** Within single-family, duplex and triplex developments, access for every required parking space shall be provided by a paved driveway not less than 20 feet in length, measured from the end of the parking space to the nearest public or private street right-of-way line from which access to parking is provided. In the R1 Zone, front-facing garages shall be set back at least 25 feet from the front property line.
2. **Paving of street-facing setback.** Within residential zoning districts, no more than 25% of any required setback facing a street shall be paved to provide access to on-site parking, unless paving of a larger area is required to comply with Subsection 17.320.035.C. (Parking Space and Lot Dimensions) above (e.g., to provide a standard 16-foot, double-wide driveway for a two-car garage within the 20-foot front setback area), to comply with Table 3-5 of Subsection 17.320.035.N.3 (Residential Covered Parking Requirements), or unless such paving involves a circular driveway that is otherwise in compliance with Subsection 17.320.040.C. (Circular Drive). Vehicles shall not be parked between the street property line and the front or side of a residential unit except on a driveway leading to a garage, designated uncovered parking space, or carport, or on a circular driveway.

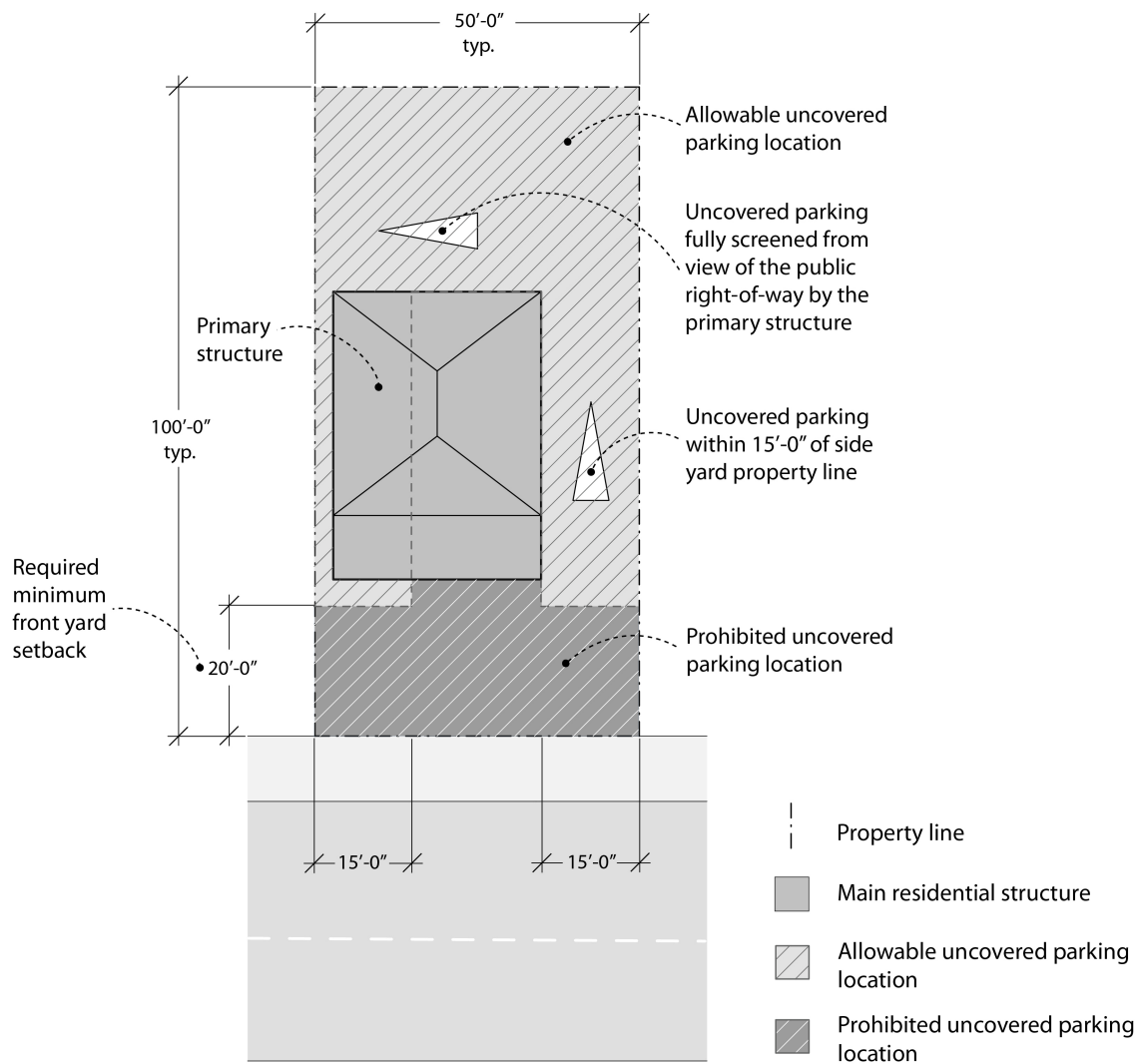
3. **Covered parking.** All required parking shall comply with the requirements of Table 3-5 Covered Parking Requirements.

Table 3-5 Residential Covered Parking Requirements

<i><b>Zoning District</b></i>	<i><b>Residential Unit(s)</b></i>	<i><b>Uncovered</b></i>	<i><b>1/2 Covered</b></i>	<i><b>Fully Covered</b></i>
R1 Zone (1)	Single family dwelling	[x]	[x]	[x]
R2, R3, RLD, RMD and RHD Zones	Single family dwelling (alone)			[x]
R2, R33, RLD, RMD and RHD Zones	Single family dwelling (plus one or more detached SFD, duplex or triplex)		[x]	

R2, R3, RLD, RMD and RHD Zones	Duplex or triplex		[x]	
RLD, RMD and RHD Zones	Multiple family (4 or more units)		[x]	
CN, CG, CC, CD, and EWO Zones	Residential portion of a mixed use project			[x]
CN, CG, CC, CD, and EWO Zones	Live work unit		[x]	
All	Guest parking	[x]		
<b>Notes:</b>				
(1) In the R1 Zone, any uncovered parking located behind the front yard setback line shall be placed within 15 feet of an interior side yard property line or shall be fully screened from view of the public right-of-way by the primary structure. Front yard-facing parking not located within 15 feet of an interior side yard property line shall be fully covered and enclosed. See Figure 3-11 (Allowable Residential Uncovered Parking Placement) below.				

**Figure 3-11 Allowable Residential Uncovered Parking Placement**



## § 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.

<b>Table 4-4 Maximum Heights for Accessory Structures in Residential Zoning Districts</b>	
<b><i>Applicable Zoning District</i></b>	<b><i>Maximum Height</i></b>
Single-Family Residential (R1), Two-Family Residential (R2) and Three-Family Residential (R3) Zoning Districts.	2 stories and 26 feet
Low Density Multiple-Residential (RLD), Medium Density Multiple-Residential (RMD) and High Density Multiple-Residential (RHD) Zoning Districts.	2 stories and 30 feet

### 3. Allowable setbacks.

**a.** The accessory structure shall have a setback of at least 2 feet from every perimeter property line **when the setback is adjacent to a commercial zone and shall have a setback of at least 4 feet from every perimeter property line when the setback is adjacent to a residential zone**, except that the setback shall be the same as that 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 2 maximum of any combination of such accessory structures or 1 property.

**i.** Movable structures not exceeding 12 feet in height, including children's play equipment, pet shelters, and similar structures, may be placed within a required side or rear setback without limitation on location.

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

**d.** Second story additions to existing accessory structures will not be permitted unless:

- i.** The existing accessory structure is a garage;
- ii.** The second story satisfies the same setback requirements that would be applicable to a primary dwelling in the applicable zoning district. See Figure 4-10.