

Accessory Buildings and Structures

An accessory building or structure is a building or structure that is subordinate to the main building of the primary use of the property. Examples include pergolas, gazebos, storage sheds, and detached residential garages.

Accessory Buildings and Structures Design Standards								
Zoning District	Max. # of Accessory Buildings/ Structures	Max. # of Stories	Max. Size of Individual Accessory Building or Structure	Max. Footprint of Accessory Buildings and Structures	Setbacks			
					Front	Interior Side	Street Side	Rear
FR (agricultural uses)	Not to exceed max height of district and maximum lot coverage permitted by district				Same as for principal building	20 ft.	35ft.	25 ft.
FR (non-agricultural uses) 4+ acres	3	2	5,000 sq. ft. 15,000 sq. ft. – limited to total max. on the lot/property	Max. lot coverage permitted by district	Behind front building line of house	20 ft.	35 ft.	25 ft.
FR (non-agricultural uses) <4 acres	2	2	1 acre or less – 1,500 sq. ft. 1 to 2 acres – 2,000 sq. ft. 2 to 4 acres – 3,000 sq. ft.	30% of the rear yard area				
RE, ENZ-1	4 + acres	3	5,000 sq. ft. 12,000 sq. ft. – limited to total max. on the lot/property	30% of the rear yard area	Behind front building line of house	15 ft.	25 ft.	15 ft.
	<4 acres	2	1 acre or less – 1,500 sq. ft. 1 to 2 acres – 2,000 sq. ft. 2 to 4 acres – 3,000 sq. ft.					
NR, TR, DR, ENZ-2, ENZ-3, ENZ-5	2+ acres	2	50% of the sq. ft. of house or 1,000 sq. ft. whichever is less however, a detached garage allowed max of 600 sf (provided it is the only garage on site)	30% of the rear yard area	Behind front building line of house	5 ft.	15 ft.	5 ft.
	<2 acres	2	25% of the sq. ft. of house or 800 sq. ft. whichever is less however, a detached garage allowed max of 600 sf (provided it is the only garage on site)	30% of the rear yard area				
MR, ENZ-4	Same as for principal building							
Nonresidential Uses (all districts)	Same as for principal building							

Accessory Buildings and Structures Standards

Exemptions. Accessory structures that are considered incidental to the principal use and are exempt from the regulations of this Section include fences and walls, satellite dishes and antennas, and enclosures for solid waste collection, provided that the enclosure does not include additional storage beyond that needed for solid waste collection.

Number of Accessory Buildings. The maximum number of accessory buildings or structures includes any detached accessory dwelling unit (ADU) located on the property. The maximum number of accessory buildings or structures does not include an enclosure for solid waste collection, provided that the enclosure does not include additional storage beyond that needed for solid waste collection.

Accessory Building Height. The maximum number of stories cannot exceed the maximum height of the principal building or the maximum building height of the zoning district, whichever is lesser. The maximum number of stories in residential zoning districts shall be one, unless the first story of the accessory building includes a detached garage, then the maximum number of stories is two. Any second story, not used as an Accessory Dwelling Unit (ADU), shall not count towards a property's maximum accessory square footage.

Accessory Building Size. The maximum footprint of all accessory buildings or structures on a lot cannot exceed the established threshold set out in the above Table or the maximum lot coverage, whichever is lesser.

Timing of Construction. No accessory building or structure may be erected on a lot until construction of the principal building or establishment of a principal use has commenced.

Location. In all zoning districts, accessory buildings and structures shall be located in a rear or side yard and shall meet the required setbacks of the district that they are in. Accessory buildings and structures are not allowed in easements unless written permission is given by the easement holder; such permission shall be submitted with the application for a permit.

Accessory Building Design. Accessory buildings or structures which are structurally attached to the principal building shall conform to all the standards of the principal building. Accessory buildings and structures that are used for the purposes of non-residential development shall comply with the exterior building material requirements for the principal building. The accessory building or structure shall be finished with the same materials as the principal structure, or use masonry materials that are aesthetically compatible and complementary. Converted semi-trailers and modular shipping containers can be used as accessory structures in the BP or IN districts, provided that they are used for storage and meet the screening standards for *Outdoor Storage*.

Accessory Dwelling Units (ADUs)

An Accessory Dwelling Unit (ADU) is a separate dwelling unit located in a detached accessory building or as an attached independent unit to the principal dwelling unit. An accessory dwelling unit includes independent living quarters with cooking facilities, sanitation, and sleeping spaces and is limited in size. An accessory dwelling unit may be commonly referred to as “guest home,” “granny flat,” “garage apartment,” “mother-in-law suite,” etc. The Development Code categorizes ADUs as Attached ADUs – an ADU within or attached to the main house, One-Story Detached ADUs – an ADU within a one-story structure not attached to the main house, and Second Story Detached ADUs – an ADU which is located on the second floor of an accessory building (such as above a detached garage). ADUs are only allowed in zoning districts as listed below and only where the principal building is a detached single-family building and occupied as a residence. Only one ADU is allowed on a property.

Accessory Dwelling Unit Types by Zoning District												
Accessory Dwelling Unit Type	ZONING DISTRICTS											
	R= Permitted with Restrictions / --=Prohibited											
	Ag	Residential						Nonresidential				
AG	RE	NR	TR	DR	MR	ENZ	NC	GC	DN	BP	IN	
Attached ADU	R	R	R	R	R	R	R	--	--	--	--	--
One-Story Detached ADU	R	R	R	R	R	R	R	--	--	--	--	--
Second Story Detached ADU	R	R	R	R	R	R	R	--	--	--	--	--

Accessory Dwelling Unit Standards

Parking. In addition to the parking requirements for the principal building, one off-street parking space shall be provided for the ADU. Use of tandem parking to meet this requirement is allowed; however, only one tandem space is allowed per lot.

Required Usable Outdoor Area. A useable outdoor area of at least 1,100 square feet shall be provided.

Utilities. ADUs shall remain on the same electric and water meters as the principal building.

Prohibited ADUs. The use of a manufactured home, recreational vehicle, or tiny house as an accessory dwelling unit is prohibited.

Additional Standards for Attached ADUs. The ADU may not occupy more than 25 percent of the square footage of the main house. Setbacks shall be the same as the principal building. If it is addition to the main house, it shall match the appearance of the main house, including design, color, exterior cladding, and roofing materials, and shall not be readily apparent as a separate dwelling unit. Exterior doors which provide direct access to the ADU shall be located and designed in a manner typical for secondary access to a single-family detached building.

Additional Standards for One-Story Detached ADUs. Floor area shall not exceed the lesser of 25 percent of the gross floor area of the principal building; or Seven and one-half percent of the lot area; or the maximum accessory structure size allowed. However, in the FR, RE and ENZ.1 District, the ADU shall not exceed 33 percent of the gross floor area of the principal building, or 1,200 square feet, whichever is smaller. The ADU shall be set back from the property line the same as the principal building except that it may be as close as 5 feet when abutting an alley. The height shall not exceed 9 feet to the wall plate and 20 feet to the ridge. The ADU shall match the appearance of the principal building, including design, color, exterior cladding, and roofing materials and shall be at least 10 feet from the principal building.

Supplemental Standards for Second Story Detached ADUs. Floor area shall not exceed the lesser of 25 percent of the gross floor area of the principal building; or Seven and one-half percent of the lot area; or the maximum accessory structure size allowed. However, in the FR, RE and ENZ.1 District, the ADU shall not exceed 33 percent of the gross floor area of the principal building, or 1,200 square feet, whichever is smaller. Setbacks and height requirements shall be the same as for the principal building. The first floor shall not include any living space of the ADU. The ADU shall match the appearance of the principal building, including design, color, exterior cladding, and roofing material. If the ADU is an addition to an existing accessory building not matching the principal building, the entire building shall be brought into compliance. The ADU shall be at least 10 feet from the principal building.