

**Sec. 117-225. Location requirements and standards.**

(a) *Accessory building.* An accessory building shall:

(b) *Attached accessory buildings.* An accessory building attached to a main building shall be made structurally a part and have a common wall with the main building, and shall comply in all respects with the requirements applicable to the principal building. Provided detached, open-sided carports may be located in the side yard, no closer to the front lot line than the front building line of the principal building, and provided required side setbacks are met. Unless attached to the principal structure, accessory buildings shall be located at least ten feet from any other structure.

**Comment [t1]:** Front –street side principal structure wall?/ corner lots?

**Comment [t2]:** and 7.5' from side and rear property lines

(c) *Height limitations.* With regard to height limitations, accessory structures in residential districts shall not exceed 12 feet in height, measured from the eave; and in commercial and industrial districts, such structures shall not exceed 25 feet in height or the height of the principal structure on the lot.

**Comment [t3]:** whichever is greater?

(d) *Accessory uses.* Accessory uses permitted subject to the provisions of this chapter and as follows:

(1) *RS-1 through RS-2 single-family dwellings only.* Accessory dwelling structures are permitted, but may not exceed 25 percent of the heated square footage of the primary residence, maximum 1500 square feet.

Accessory buildings, storage, and miscellaneous buildings, are permitted, but shall not exceed 50 percent of the total area of the principle structure. Any accessory buildings shall be similar in architectural style and appearance to the primary dwelling and must be placed in the rear yard only. Any structure exceeding 1,500 square feet must be reviewed by MAPC as a conditional use application.

**Comment [t4]:** ? even prefab buildings?

(2) *RS-3 through RS-5 single-family dwellings only.* Accessory dwelling structures are permitted only as a conditional use. Accessory buildings are permitted in the rear yard only, storage and miscellaneous buildings, but shall not exceed 600 square feet. Any accessory buildings shall be similar in architectural style and appearance to the primary dwelling and must be placed in the rear yard only.

(3) *RS-6 through RS-8 single-family dwellings only.* Accessory dwelling structures are permitted only by conditional application to the MAPC. Accessory buildings, storage and miscellaneous buildings, are permitted, but shall not exceed 50 percent of the total area of the principal structure. Any accessory building shall be similar in architectural style and appearance to the primary dwelling and must be placed in the rear yard only.

(4) *RS-1 through RS-8 occupants.* In home occupations are permitted in compliance with section 117-226(2).

(5) Existing R-1 Residential Zoned Lots having a total area exceeding 1 acre shall permit accessory dwellings as of right. Lots having less than 1 acre shall require a

conditional use application before the Planning Commission. Accessory dwelling structures are permitted, but may not exceed 25 percent of the heated square footage of the primary residence, maximum 1500 square feet.

Comment [o5]: Proposed Text

The approval shall only be granted to the occupant at the permission of the owner of the property. Applications shall include a description of the proposed in-home occupation including considerations of noise, traffic, odor, drainage, visual appearance, light, vibration, and the proposed hours of use or operation. A site development plan shall only be required if there is not ample space in the existing driveway and/or parking area to provide a minimum of four off street parking spaces.

Comment [t6]: Existing zoning conditions?

Comment [t7]: Lighting?/ Light pollution?

Comment [t8]: May be required

(Zoning Ord., § 14.28.02; Ord. No. 07:45, 2-6-2007)