



Planning & Building Department

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Accessory Structures

Excerpts from Land Use Code Chapter 20.16, Article II

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Definition

Accessory structures are structures that are incidental and subordinate to a principally-permitted or conditionally-permitted use on a site.

Location

1. Accessory structures may not be located within required front yards or within the street side yard of a corner lot.
2. Accessory structures may be located in required interior side and rear yards, as follows:
 - **Maximum coverage:** In the aggregate, no more than five hundred (500) square feet or 10 percent of the combined area of the required side and rear yards, whichever is greater, may be covered by such structures.
 - **Detached garages:** Up to 400 square feet of detached garage may be located in the required side and rear yard and not count toward the aggregate accessory structure area, provided the lot contains no other feasible location for the garage
 - **Corner lots:** On corner lots in residential zoning districts, covered parking may be located 5 feet from the back of sidewalk in the street side yard setback.
 - **Reversed corner lots:** An accessory structure on a reversed corner lot may not be located closer to the rear property line than the required side yard on the adjoining key lot.
 - **Human habitation and swimming pools:** Accessory structures used for human habitation and swimming pools *may not be located closer than 5 feet to a side or rear property line.*
 - **Machinery:** Accessory structures containing machinery or other fixed equipment capable of creating noise audible outside of the structure may not be located closer than 5 feet to a side or rear property line and shall not exceed the sound level standards as set forth in Ordinance No. 1011 (Regulation of Excessive Noise).

3. Specific district regulations for accessory structures are as follows:

Zoning District	Minimum side yard	Minimum rear yard
R-1-40,000 R-1-20,000 R-1-12,500 GMU	6 feet	6 feet
R-1-6,000 DR RM	3 feet	3 feet
R-1-3,500	None	None
ORM MP	3 feet	3 feet
CD PR	None	None
CS	None	10 feet
MU I	10 feet adjacent to residential district	10 feet adjacent to residential district

Maximum Height

1. Accessory structures shall not exceed a height of twelve (12) feet above finished grade. The height of a structure is measured vertically from the average elevation of the natural grade (of the ground to be covered by the structure) to the average height between eaves and ridges for a hip, gable or gambrel roof. The measurement is taken at the highest point of a flat roofed building and at the decline of a mansard-roofed building.
2. The Planning Director may allow heights of accessory structures to extend to a maximum of eighteen (18) feet when the following findings can be made in writing:
 - a. The additional height is necessary to allow architectural integrity and harmony between the accessory structure and the main structure.
 - b. An accessory structure height of eighteen (18) feet will not result in adverse conditions to adjoining properties nor will it prove injurious to public health or safety.
 - c. All other requirements of the Zoning Ordinance and Building Code have been or will be met.

Accessory Dwelling Units

Regulations for accessory structures used as secondary dwelling units are found on a separate information sheet.