

10-12-5: ACCESSORY BUILDING REGULATIONS:  

All accessory buildings shall be built in accordance with the following, except in the CE-2 critical environmental zone (see regulations in chapter 9, article B of this title):

A. Combined Total Area: The combined total area of all approved accessory buildings on any one lot shall cover not more than the area listed in the table below:

<u>Lot Area (Square Feet)</u>	<u>Maximum Combined Area</u>
Not more than 11,000	3 percent of lot size
More than 11,000, but not more than 12,000	350 square feet
More than 12,000, but not more than 13,000	420 square feet
More than 13,000, but not more than 14,000	485 square feet
More than 14,000, but not more than 15,000	560 square feet
More than 15,000, but not more than 16,000	675 square feet
More than 16,000, but not more than 17,000	800 square feet
More than 17,000, but not more than 18,000	900 square feet
More than 18,000, but not more than 19,000	1,000 square feet
More than 19,000, but not more than 20,000	1,100 square feet
More than 20,000, but not more than 25,000	1,200 square feet
More than 25,000, but not more than 30,000	1,565 square feet
More than 30,000, but not more than 35,000	1,950 square feet
More than 35,000, but not more than 40,000	2,365 square feet
More than 40,000, but not more than 80,000	2,800 square feet
More than 80,000, but not more than 200,000	6,400 square feet
More than 200,000, but not more than 400,000	18,000 square feet
Over 400,000	10 percent of lot

(Ord. 01-12-11-22, 12-11-2001, eff. 1-11-2002)

B. Accessory Buildings Setbacks: All accessory buildings shall be located in accordance with the following:

1. Setback From Main Building; Front Setback: Accessory buildings shall be set back not less than twelve feet (12') to the rear of the closest rear wall of the main building, and not less than twelve feet (12') from the closest side wall of the main building. Accessory buildings which are located twelve feet (12') or closer to a main building shall be considered as part of the main building. Where no main building exists on a lot, a detached accessory building may be permitted following conditional use approval by the planning commission in accordance with section 10-12-33 of this chapter. Following said approval, a detached accessory building shall be set back not less than seventy five feet (75') from the front lot line and set back from the side and rear property lines in accordance with the regulations set forth for the zone in which the property is located. (Ord. 02-7-23-14, 7-23-2002, eff. 8-15-2002)

2. Side Setback; Corner Lot, Side Abutting Street: Accessory buildings shall be set back not less than forty feet (40') from the side lot line which abuts on a street. (Ord. 01-1-9-3, 1-9-2001, eff. 1-18-2001)

3. Side And Rear Setback; Interior Lot Line: Accessory buildings shall be set back not less than five feet (5') from the lot line, and shall conform to the applicable provisions set in the building code. (Ord. 01-1-9-3, 1-9-2001, eff. 1-18-2001; amd. 2003 Code)

4. Drainage: No drainage from the roof will be discharged onto an adjacent lot.

5. Easement: The building will not be placed on land designated as an easement. (Ord. 01-1-9-3, 1-9-2001, eff. 1-18-2001)

C. Height of Building: The maximum accessory building height shall be twenty feet (20'). Accessory building height shall be the vertical height as measured from the average elevation of the natural grade of the four (4) major corners, where the structure is to be located, to the highest point of the structure. If the measurements used for building height are questioned by city staff, the planning commission will review and make a determination. (Ord. 08-15, 9-23-2008, eff. 9-24-2008)