



**Economic and Community
Development Department**
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REQUIREMENTS FOR DETACHED ACCESSORY STRUCTURES IN RESIDENTIAL DISTRICTS

REVIEW: Administrative Site Development Review and Building Permits are required for all detached accessory structures over 120 square feet in area and eighteen (18) inches above ground and accessory structures which proposed water or sewer utility connections. All detached accessory structures shall comply with the regulations outlined in Section 18.32.020(I) of the Municipal Code, which are summarized below.

LOCATION: Detached accessory structures shall be located on the rear half of the lot or site and in no case forward on the main structure.

HEIGHT: Shall not exceed 12 feet.

SETBACKS: Detached accessory structures shall be located no closer than three (3) feet from any other structure and three (3) feet to a side or rear property line. On corner sites, detached accessory structures shall be located no closer than twenty (20) feet to the street side lot line and shall maintain a five (5) foot rear yard setback.

EAVES AND GUTTERS: Eaves and gutters are permitted to encroach 18 inches into the side and rear yard setbacks, but shall be located no closer than two feet to a property line.

COVERAGE: Detached accessory structures shall not cover more than thirty percent (30%) of the actual rear yard and shall contribute towards the calculation of overall lot coverage.

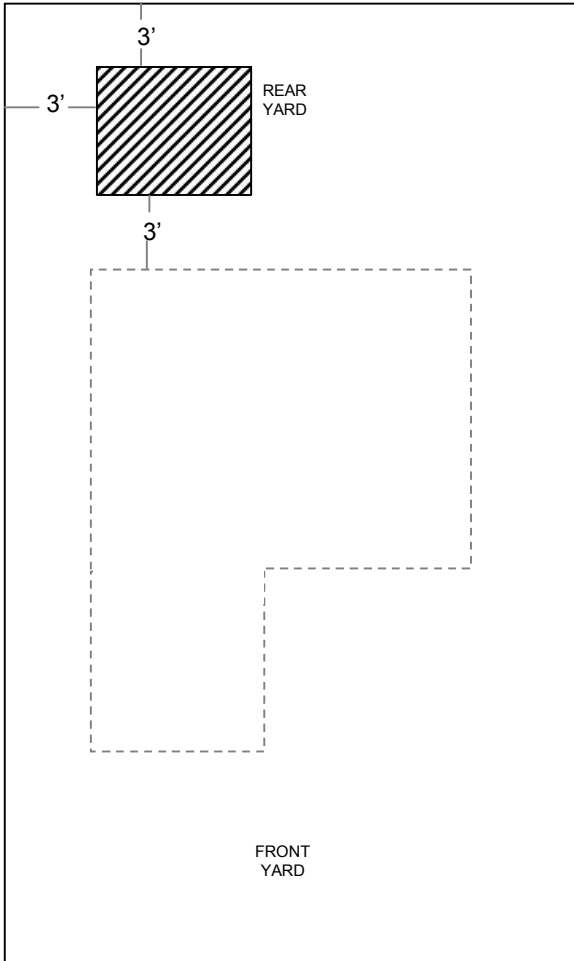
OTHER REGULATIONS:

- Shall not be used as a deck or floor except by approved secondary dwelling units.
- Shall not be used for additional living or sleeping purposes, except for approved secondary dwelling units.
- Shall not be constructed on any lot prior to the time of construction of the principal dwelling to which it is accessory.
- On a lot with double frontage, detached accessory structures shall not be located closer to either street than the front yard required for the main structure.
- On a corner site, garages and carports which are entered perpendicular to and from across the side property line adjoining the street shall be located not closer than twenty (20) feet to such a property line.

DESIGN: Accessory structures over eighty (80) square feet in area shall be compatible with existing and adjacent residences in terms of siding and roof materials, roof pitch, roof eaves, trim elements, and architectural features. The structure shall be located and designed so as to not disrupt the privacy of, or create noise impacts on, adjacent residents and yards.

**DETACHED ACCESSORY STRUCTURES
IN RESIDENTIAL DISTRICTS
DIAGRAM**

INTERIOR LOT



CORNER LOT

