

Chapter 18.50 ACCESSORY USES AND STRUCTURES

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18.50.010 Intent.

This chapter recognizes activities and non-residential structures that are **customarily** subordinate and incidental to a principal use of the land or building and that are not otherwise regulated by this title.

(Ord. No. 909, § 2 (Exh. A), 6-18-2009)

18.50.020 General provisions.

- A. Accessory structures and uses shall only be allowed on lots in conjunction with a primary use. Accessory structures or uses may not be established until the principle structure is constructed on the lot.
- B. Accessory structures shall be visually compatible with the principle structure **complementary to the basic architectural character of the main building** on the lot, and appropriate to the nature of the accessory use. Accessory structures **and** are also subject to the applicable design guidelines of Chapter 18.74.
- C. No accessory **building structure** shall be larger than the ground floor area of the primary structure on any lot; provided that this limitation shall not apply to lots greater than thirty-five thousand square feet in size.
- D. The combined footprint of all accessory structures shall not exceed seventy-five percent of the lot area; provided that this limitation shall not apply to lots greater than thirty-five thousand square feet in size.
- E. Total building coverage of the primary structure combined with all accessory structures, may not exceed the maximum lot coverage of the Zoning District.
- F. Compatibility with surrounding structures:
 - 1. To assure than an accessory structure is architecturally and aesthetically in harmony with the surrounding area, it shall be similar in height to the nearest adjacent structures as determined by the Director, provided, an

accessory structure may be built to a height that will accommodate a motor vehicle, not to exceed fourteen feet in height, or an accessory dwelling unit subject to Chapter 18.56, without accessory structures of similar height in the area.

2. Maximum Accessory Structure Height. Measured from the finished grade located within 2 feet of the foundation wall to the highest point on the building or structure, excluding architectural elements such as chimneys, cupolas that do not extend more than three feet above roof line, flag poles, and other similar structures as determined by the director.

- a. Residential zones: Twenty-six feet. ~~or the height of the principal structure, whichever is less.~~
- b. Neighborhood commercial, community business and town center zones: Twenty-six feet.
- c. Business/industrial park and industrial zones: Thirty-five feet. ~~or the height of the principal use structure, whichever is less.~~

C. Required Setbacks:

- 1. Accessory structures shall observe the front, side and rear yard setback requirements of the zone in which they are located, except as provided in this chapter.
 - a. For any lot nine thousand six hundred square feet or less, a detached accessory building not exceeding twenty-six feet in height may disregard rear and interior side yard setback requirements if such building is no greater than six hundred fifty square feet in floor area, is located in the rear thirty percent of the lot or further than seventy-five feet from the front lot line, and is no closer than twelve feet from the centerline of an adjacent alley.

(Ord. No. 909, § 2 (Exh. A), 6-18-2009; Ord. No. 948, § 50, 10-7-2010)

18.50.030 Residential zone accessory uses and structures.

- A. The following accessory uses/activities are allowed in residential zones:
 - 1. The cultivation of flowers, trees or produce intended primarily for personal use or enjoyment;

2. The keeping of animals is permitted in compliance with the Title 6;
3. Accessory dwelling units in accordance with Chapter 18.56;
4. Detached garage(s), carport(s), and parking facilities for the residents of the property;
5. Storage sheds, playhouses, decks, patios, cabanas, porches, gazebos, ~~swimming pools, workshops~~, garden sheds, greenhouses, and incidental household storage buildings;
6. Common recreational vehicle storage facilities limited to serving the development in which they are located;
7. Temporary storage containers used during an active construction project in compliance with 18.52;
9. Workshops and studios intended for noncommercial use by the occupants of the residences or permitted as a home occupation subject to 18.54, 8.12, Noise and 18.70, Lighting/Dark Sky;
10. Home offices and occupations in accordance with Chapter 18.54;
11. Swimming pools, including hot tubs and spas, and related equipment subject to fencing requirements and lighting regulations;
12. Tennis courts, sport courts, and recreation/exercise rooms for personal, noncommercial use by the occupants of the residence(s) subject to 18.54, subject to 8.12, Noise and 18.70, Lighting/Dark Sky;
13. Guesthouses subject to the following provisions:
 - a. A guesthouse shall be clearly subordinate, incidental and accessory from the main building on the same parcel; and
 - b. may contain living and sleeping spaces, including bathroom, but shall not contain a kitchen and shall not be used for residential occupancy independent from the principle residence or be rented separately from the main building. For the purpose of this section, kitchen facilities include any appliances for the preparation or preservation of food, including but not limited to cooking ranges and/or ovens, stovetops, refrigerators or freezers and cabinets designed to accommodate such appliances; and
 - c. no more than one guesthouse shall be established on any site.

~~B. Detached Accessory Buildings.~~

- ~~1.—For any lot nine thousand six hundred square feet or less, a detached accessory building not exceeding twenty-six feet in height may disregard rear and interior side yard setback requirements if such building is no greater than six hundred fifty square feet in floor area, is located in the rear thirty percent of the lot or further than seventy-five feet from the front lot line, and is no closer than twelve feet from the centerline of an adjacent alley.~~
- ~~2.—The total area of all accessory buildings located within a required rear yard shall not exceed twenty-five percent of the area of the required rear yard.~~
- ~~3.—Accessory buildings that exceed the building area, height and location standards noted above shall comply with all required yard setbacks.~~
- ~~4.—No accessory building shall be larger than the ground floor area of the primary structure on any lot; provided that this limitation shall not apply to lots greater than thirty-five thousand square feet in size.~~

(Ord. No. 909, § 2 (Exh. A), 6-18-2009; Ord. No. 948, § 51, 10-7-2010)

18.50.040 Commercial zones accessory uses and structures.

Accessory uses and structures in the Neighborhood Commercial (NC), Community Commercial (CC), and Town Center (TC) zones shall be consistent with those allowed under 18.50.030, limited to serving the residents of a mixed-use development, subject to site plan approval and applicable design standards.

~~The following accessory uses are allowed in the NC, CC, and TC zones:~~

- ~~A.—Storage buildings not to exceed the gross floor area of the principal use and in no case greater than two thousand square feet.~~
- ~~B.—Common storage facilities (including outdoor storage of recreational vehicles) limited to serving the residents of a mixed-use development.~~

(Ord. No. 909, § 2 (Exh. A), 6-18-2009)

18.50.050 Industrial zone accessory uses and structures.

The following accessory uses are allowed in the Business/Industrial Park (B/IP) and Industrial (I) zones subject to site plan approval and applicable design standards:

- A. Caretaker and security uses and structures ~~Accessory living quarters~~; and

B. Storage buildings.

(Ord. No. 909, § 2 (Exh. A), 6-18-2009; Ord. No. 948, § 52, 10-7-2010)

18.50.060 Fences and walls.

The height of the fence or wall shall be determined from the existing, established grade on the property.

A. Fences and walls may be constructed to a height not to exceed the following in each of the required setback areas, as regulated per each zone, or as modified by subsection B of this section:

1. Front yard: Forty-two inches; provided, that fences constructed of wrought iron or similar materials that provide visibility may be seventy-two inches in height. Exception: Fences protecting a [swimming pool](#), agricultural use or community garden may exceed forty-two inches in height, provided they are at least seventy-five percent open;
2. Side yard: Seventy-two inches;
3. Rear yard: Seventy-two inches;
4. Street side yard: Seventy-two inches.
5. These limitations do not apply within the public zone district.

B. Special Height Restrictions. There shall not be anything constructed or reconstructed, and no obstruction permitted to grow, other than a post, column or tree not exceeding one-foot square or one foot in diameter, between a height three feet and ten feet above the established grade within the triangular areas described below, without the express approval of the public works director:

1. The triangular area formed by a line extending twenty feet along the right-of-way lines of a street and alley or edge of a private driveway, measured from the point of intersection and the line connecting the two ends of the two twenty-foot lines;
2. Fences located at the corner of intersecting streets shall comply with the sight distance requirements of the city public works standards.

C. In general, no fence, wall, hedge, structure or other obstruction shall act as a sight hazard to traffic, and the public works director may order the removal of such hazard whether or not such object otherwise complies with the provisions of this title.

- D. Other than in the public, industrial or business/industrial park zones, no fence may include the use of barbed wire, ~~razor wire, etc.~~; provided, that pasture areas a minimum of one acre in area may be fenced with barbed wire in any zone. Barbed wire may be attached to the top of and in addition to the height of a seventy-two-inch fence, provided it does not extend more than one additional foot in height.

(Ord. No. 909, § 2 (Exh. A), 6-18-2009; Ord. No. 962, § 3, 7-7-2011)