

ZONING REVIEW CHECKLIST Accessory Structures

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| APPLICATION # | PROJECT NAME: |
| MAP/PARCEL # | EXAMINER: |

USE - CHAPTER 17.08 AND 17.16

**A - Approved, D - Denied, I - Incomplete, P - Pending, C - Conditional **

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| Determine the use | PUDR | Duplex | Single Family | |
| Property zoning - Surrounding zoning | | | | |
| Use Charts: P, PC, SE, A | | | | |

SITE CRITERIA

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| Subdivision Plat | Number of existing structures |
| Total lot coverage | Square feet |

HEIGHT LIMITATIONS FOR ACCESSORY STRUCTURES OUTSIDE OF THE UZO.

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| Height limitations for accessory structures on lots of less than 40,000 square feet in all residential and agricultural districts shall not exceed sixteen feet (17.12.060 B). | |
| Height limitations for accessory structures on lots of 40,000 square feet or greater in residentially zoned districts outside of the UZO. | |
| 1. Located to rear of principal structure. | |
| 2. Full side and rear setbacks met. | |
| 3. Maximum height is 24'. | |

HEIGHT LIMITATION FOR ACCESSORY STRUCTURES INSIDE THE UZO (17.12.060 C).

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| 2. In all districts with a minimum lot size of less than forty thousand square feet, an accessory structure located to the rear of the principal dwelling may have vertical walls rising no higher than sixteen feet from the side and rear setback lines. The roof on the structure shall rise from the side walls at a roof pitch no steeper than the predominant roof pitch of the principal dwelling, except that the vertical walls may extend to the underside of the roof at the gable end of a gabled roof. The top elevation of an accessory structure shall not exceed the top elevation of the principal dwelling. | |
| 3. In all residential districts with a minimum lot size of at least forty thousand square feet, an accessory structure located to the rear of the principal dwelling may have vertical walls rising no higher than twenty-four feet in height exclusive of a pitched roof, provided that the full side and rear setbacks required by the applicable district are provided and the lot has an area of at least forty thousand square feet. The top elevation of an accessory structure shall not exceed the top elevation of the principal dwelling. | |

HEIGHT LIMITATIONS FOR ACCESSORY STRUCTURES IN THE UZO AND ANY HISTORIC OVERLAY DISTRICT (17.12.060 C).

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| If not so established by the design standards of an historic overlay district, the zoning administrator shall establish height regulations based upon the recommendation of the historic zoning commission. | |
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SETBACKS FOR ACCESSORY STRUCTURES IN UZO AND OUTSIDE UZO.

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| 1. Accessory structures greater than 700 square feet shall comply with setback requirements for principal structures based on Table 17.12.020 A. | |
| 2. 700 square feet or less when located to the rear of a principal structure shall provide a setback of 1/2 of that required by the district (but not less than 3') and a rear of 3' except when a garage door faces an alley (10') (17.12.040 E). | |

SIZE LIMITATIONS FOR ACCESSORY STRUCTURES ON RESIDENTIALLY ZONED LOTS OF LESS THAN 40,000 SQUARE FEET IN THE UZO AND OUTSIDE THE UZO (17.12.050).

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| 1. On all lots with a size of less than forty thousand square feet, the building coverage of an accessory structure located to the rear of the principal dwelling and complying with the district setbacks shall be limited to 700 square feet or 50 percent of the building coverage of the principal dwelling, whichever is greater, but in no case shall exceed 2,500 square feet. | |
| 2. These floor area controls shall not apply to accessory structures proposed on lots where agricultural activities and domestic animals/wildlife are permitted, i.e. AG, AR2a. and 17.16.330 A B. | |