

# Chapter 18.48: ACCESSORY STRUCTURES AND USES

## 18.48.010 Accessory structures.

In an RI, R2 or R3 district, accessory structures on each lot shall conform to the following requirements:

### A. Height.

1. Accessory structures shall not exceed the height of the primary structure on the property.

### B. Setback requirements.

1. Accessory structures shall not project into required setbacks;
2. Accessory structures shall not exceed lot coverage limitations;

### C. Building Separation.

1. Accessory structures shall be separated from the primary buildings by a minimum of two (2) feet.
2. A covered walkway, which contains no habitable space, may connect the primary and accessory structures without violation of the separation requirements.

### D. Building Size - Accessory structures shall be limited to a maximum ground floor area of the combined ground floor area of all accessory structures shall be limited to ten (10) percent of the area of the lot, but shall not exceed two thousand (2000) square feet.

### E. Exterior Finish - Accessory structures greater than two hundred and forty (240) square feet in area shall have an exterior finish that is residential in character.

### F. Signs: Signs shall be permitted as provided in Chapter 18.50.

## 18.48.020 Multi-family, commercial, industrial accessory structures.

### A. Height: Accessory structures shall comply with the height limitations of the underlying zone.

### B. Setback Requirements: Accessory structures shall comply with the setback requirements for the primary building in the underlying zone.

### C. Building Separation: Accessory structures shall be separated from the primary buildings by a minimum of ten (10) feet.

- D. Building Size and Lot Coverage: Accessory structures shall comply with the lot coverage limitations of the underlying zone.
- E. Number: There is no limit to the number of permitted accessory structures.
- F. Signs. Signs shall be permitted as provided in Chapter 18.50.