

MEMORANDUM

To: Mayor and City Council Members
From: Craig Barker, Community Development Director
Date: March 8, 2011
Subject: Accessory Building Revisions

At present, the zoning ordinance allows accessory buildings in the side and rear yards of a dwelling. If it is in the side yard, the set back is the same for a dwelling from the side property line. If it is in the rear yard, the setback is three feet (3') from both the side and rear yard property lines. The maximum height allowed is 15 feet, unless the zone in which the accessory building is to be located allows a different height (all zones do).

The Planning Commission proposes the following for accessory buildings in residential zones;

1. A new definition of for a large accessory building is created with different yard setbacks than a smaller accessory building. The large accessory building is defined as 600 square feet or larger.
2. If a large accessory building is desired, it must be set back 10 feet from any property line if the height proposed is 15 feet or less.
3. If the owner desires a higher building than 15 feet, but no higher than 25 feet, it must be set back 20 feet.

The smaller accessory building set back remains the same as described in the first of this paragraph.