

ACCESSORY BUILDING REGULATIONS

17.52.260 - Accessory buildings.

Every accessory building attached to a main building shall be subject to all the requirements of this title applicable to the main building. No detached accessory building in an R district shall be located within six feet of any other building on the same lot, or have more than one story or a height in excess of fifteen (15) feet.

(Prior gen. code § 8-60.26)

17.52.270 - Accessory buildings—Where not permitted.

No accessory building shall be located between the street lot line and any special building line established pursuant to Chapter 17.102 or any future width line established by ordinance, which traverses the building site. No accessory building in any R district shall be within six feet of the side line of the front half of any abutting lot, or occupy the front half of a lot, or either front quarter of an interior lot abutting two streets, provided; however, that this restriction shall not require any accessory building to be more than seventy-five (75) feet distant from any street lot line.

17.52.280 - Accessory buildings—Corner lots.

On a corner lot which abuts a key lot no accessory building shall be nearer the street side lot line than a distance equal to the depth of front yard required on the key lot; provided, however, that this restriction shall not be so applied as to reduce the permitted depth of the accessory building to less than twenty (20) feet. Where the rear lot line of a corner lot in an R district abuts the rear lot line of another lot, no accessory building shall be nearer the street side lot line than the main building or in any case be located less than ten feet from the side lot line.

17.52.290 - Accessory buildings—Types of structures prohibited.

In any R district, cargo containers, truck trailers, vans, commercial vehicles and similar moved-on containers shall not be permitted as temporary or permanent structures of any type. This section shall not prohibit a moved-on mobilehome as specified under Section 17.04.010 or a temporary use as provided by Section 17.52.470.

17.52.300 - Accessory building—Private garage.

Except as otherwise provided in Section 17.52.310 no private garage in any R district shall be so located upon a lot that the door providing vehicular access thereto is within twenty (20) feet of any lot line of such lot toward which the door faces.

17.52.310 - Accessory building—In front yard.

In any R district or A district, where the slope of the natural ground in the required front yard of the lot exceeds a rate of one foot rise or fall for each four feet from the established street grade at the front lot line, or where the ground elevation at the front lot line is five feet or more above or below the established street grade, a private garage or required parking space may be located in a required front yard; provided, however, that no such garage or required parking space shall occupy an area between the front lot line and any special building line, future width line or official right-of-way line established by ordinance.

17.52.320 - Accessory structures—In rear yard.

Detached accessory buildings in an R district may occupy up to a maximum of thirty (30) percent of the area of a required rear yard, provided that the maximum thirty (30) percent of coverage provision shall not apply to private swimming pools.