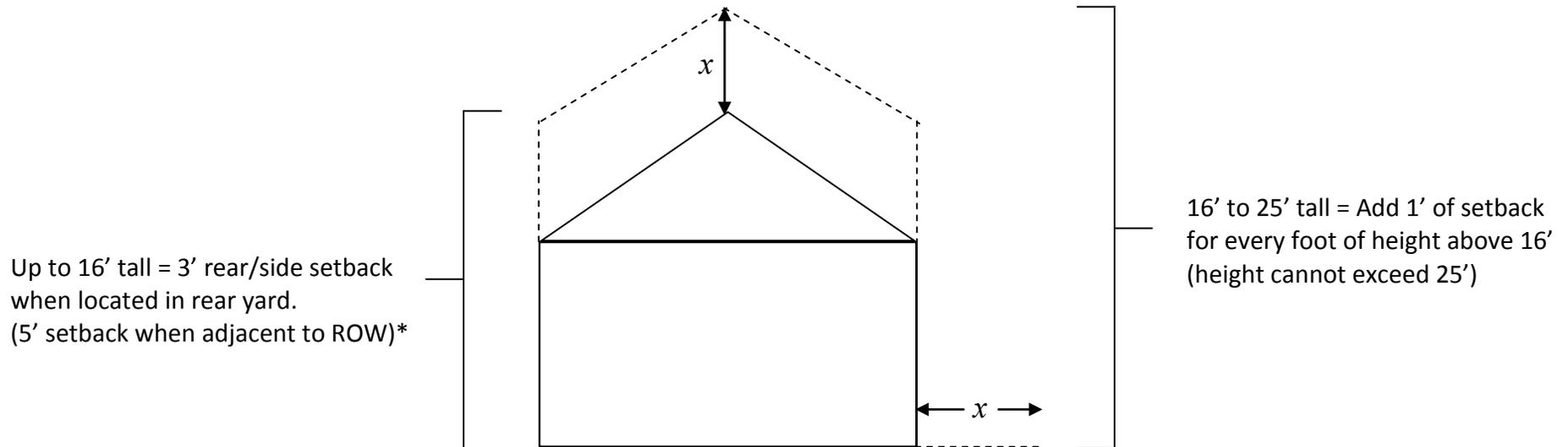


Accessory Building Requirements



Additional Requirements:

- Buildings > 200 sq. ft. shall have minimum 4:12 roof pitch over a majority of the structure.
- Area of building < 60% of house footprint.†
- Minimum 5' separation between buildings.
- When located within 20' of property line...
 - ⇒ No openings allowed on floors > 4' above grade.
 - ⇒ Average wall height < 16' above grade.
- Buildings in side yard shall meet main structure setbacks.
 - ⇒ Buildings < 10' located in side yard = 5' setback.

When is a Conditional Use Permit (CUP) required?

- For buildings over the 60% footprint requirement (cannot exceed footprint of house†).
- For buildings that exceed the height of the house.
- For exceptions to requirements for buildings located within 20' of property line.

Applicants must demonstrate that structure is consistent with character of the neighborhood and not prohibited by CC&R's.

*Applicant must obtain easement release letters from utility companies when encroaching into Public Utility Easement (PUE).

†In the R-1.8 zone, the footprint of an accessory building shall not exceed the footprint of the main building, except with a CUP.