

ACCESSORY DWELLINGS SETBACKS

Setback Requirements for Detached Accessory Dwellings

All Accessory Structures measuring over 10' x 20' (200 sq. ft. total) or over 10' high require a building permit.

In all cases Detached Accessory Structures must be 60 feet from front property line for the reduced setbacks.

If located outside the allowed building footprint for the principal building, a Detached Accessory Structure is subject to a Step-Up Height Standard, and is allowed outright only if it meets this standard. The structure shall not exceed eight feet tall, as measured to the highest point of the roof, at a distance of three feet from the property line. The structure may increase in height by one foot vertically for every one foot horizontally away from the three foot line, up to the maximum height of twenty-two feet. (See Step-Up Height Standard Handout.)

Setbacks for Side and Rear Yard

- 3 feet from property line building height shall be 8 feet tall
- 4 feet from property line building height shall be 9 feet tall
- 5 feet from property line building height shall be 10 feet tall
- 6 feet from property line building height shall be 11 feet tall
- 7 feet from property line building height can be up to 22 feet tall

For detached accessory dwellings, the Planning Commission may approve building heights over twenty-two feet through the Conditional Use Permit process, but in no case shall the accessory dwelling be higher than the principal building. The Planning Commission may only approve the use of buildings over twenty-two feet in the case of existing structures where no substantial changes to existing roof lines are proposed.