

Staff Report

Subject: Article III Accessory Structure Amendment
Author: Steve Candler
Department: Development Services
Date: April 15, 2025
Item Description:

Executive Summary/Background

The county continues to have excessive variance requests for accessory structures exceeding the current height limit of 15 from the lowest adjacent finished grade.

3.3 - Accessory structures in residential districts.

3.3.1 Accessory structures in the AR-1, AR-2, R and PD-R residential districts may be erected within a side or rear yard, provided they conform to the following:

Maximum height: ~~One and one-half story or~~ 15 feet above finished grade to the eave of the adjacent principal structure on the same lot, but not exceeding the height of the adjacent principal structure on the same lot in the R and PD-R districts; 35 feet in AR-1 and AR-2 districts.

Eave-The vertical distance from the ground to the lowest point where the sidewalk meets the roof.

An accessory structure shall not be less than five feet from the rear property line and not less than five feet from interior side setback lines.

An accessory structure shall not be less than ten feet from a principal structure.

Not more than two accessory structures, including a detached garage, shall be located in any R or PD-R district, on one lot.

Alternatives

Approving an amendment to Article III Section 3.3

Deny an amendment to Article III

Recommended Alternative: Approval.

Other Alternatives:

Department Review: Development Services

FUNDING: N/A

