

## Staff Report

**Subject:** Article III Accessory Structure Amendment  
**Author:** Steve Candler  
**Department:** Development Services  
**Date:** May 6, 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: 25-foot maximum height to the ridgeline of the roof* in the R and PD-R districts; 35 feet in AR-1 and AR-2 districts.

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