

## **ARTICLE 5.9 – ACCESSORY BUILDINGS**

### **SECTION 5.9.001 - STANDARDS**

Accessory buildings shall be located on the same site as an existing main or primary building and shall be clearly incidental in use to the main or primary building. All accessory buildings shall meet the following requirements:

- A. Accessory buildings meeting all setback requirements for the main building shall:
  - 1. Have a building footprint and height equal to or less than the main building or in accordance with Subsection (B) (2) and (3) below, whichever is greater.
  - 2. Only be used as an accessory structure in accordance with the permitted uses in the respective zone.
  - 3. Have the same style of siding and roofing materials and colors as the main building unless the owner can demonstrate support for an alternate treatment from a majority of the property owners within one hundred feet (100').
- B. Accessory buildings that do not meet the setback requirements for the main building shall meet the requirements of Subsection (A) (2) and (3) above and shall:
  - 1. Have a front yard setback equal to or greater than that of the main building.
  - 2. Be no larger than ten percent (10%) of the actual lot area of said property.
  - 3. Have a maximum wall height of ten feet (10') from the finished grade. The building height may be increased one foot (1') vertically for each additional one foot (1') of setback, beyond the minimum required, to a maximum wall height of sixteen feet (16') and a maximum ridge height of twenty-one feet (21').

### **SECTION 5.9.002 – STANDARDS FOR DETACHED ACCESSORY DWELLING UNITS**

Detached accessory dwelling units, also called cottage homes or tiny homes, shall be permitted in all residential zones in accordance with the following standards:

- A. Quantity: A maximum of one detached accessory dwelling unit shall be allowed per property, and limited to only properties that contain one primary single-family dwelling.
- B. Parking. No additional parking space is required for an accessory dwelling unit.
- C. Design Standards
  - 1. Setbacks: A detached accessory dwelling unit shall provide side and rear setbacks which comply with the applicable zone and a front yard setback which is at least equal to that of the existing primary single-family dwelling.
  - 2. Unit Size: The size of a detached accessory dwelling unit may be no greater than 800 square feet, and shall be less than the residential living area of the primary single-family dwelling on the property.

3. Height: The standards height limit for a detached accessory dwelling unit is twenty-one feet (21'). Except when located on a second floor of a detached accessory structure that is shared with the primary single-family residential dwelling, such as a detached garage. In such case, the accessory building height may be increased to twenty-five feet (25').
4. Building Design: A detached accessory dwelling shall have a covered porch entry measuring a minimum of eighteen inches (18") and shall have the same style of siding and roofing materials and colors as the primary single-family dwelling.