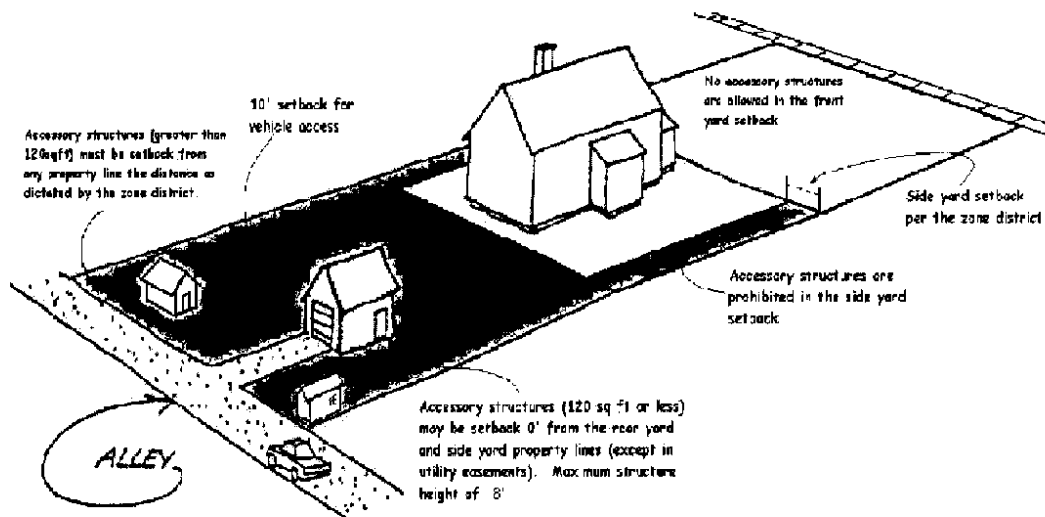

DEVELOPMENT APPLICATION REVIEW CRITERIA

7.3.105: ADDITIONAL STANDARDS FOR SPECIFIC USES ALLOWED IN RESIDENTIAL ZONES: 🌐 📄

Individual standards are designed to mitigate impacts that apply to many uses allowed in the residential zone districts. Complete descriptions of these uses and standards are as follows. These standards are in addition to the residential development standards and the general site design standards contained in this chapter.

- A. Accessory Uses And Structures: Accessory uses which comply with this section are permitted in any zone district, but only in connection with a principal use which is permitted within the district. No accessory structure shall be constructed and occupied on any lot prior to the time of the completion of the construction of the principal structure to which it is an accessory. The use of vehicles as storage structures or as other types of accessory structures is prohibited.



1. Except for development in a TND zone, accessory structures and uses shall comply with the following development standards:
 - a. Accessory structures are not allowed in the front yard setback. The structure/use shall maintain the minimum side yard setbacks for the zone in which it is located;
 - b. Detached garages and carports with doors adjacent to an alley or access easement shall be setback a minimum of ten feet (10') from the property line adjacent to the alley or from the edge of any access easement;

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- c. Accessory structures/uses of one hundred twenty (120) square feet or less in gross floor area are allowed anywhere in the rear yard setback so long as the structure does not encroach into any recorded easements, unless an easement encroachment has been granted by the City;
- d. Accessory structures/uses that are greater than one hundred twenty (120) square feet in gross floor area located in the rear yard setback must maintain the following setback from any property line within the rear yard area:

A, R estate, R-1 9000	10 feet
R-1 6000, R-2, R-4, R-5, SU, OR, OC, C-5, C- 6, M-1	5 feet
PUD, TND	5 feet unless otherwise specified on the approved development plan
M-2	0 feet

- e. Accessory structures/uses located within a hillside, historic preservation or streamside overlay zone district are subject to site plan review to determine compliance with the provisions of those overlay districts;
- f. All roofed/covered accessory structures/uses are subject to lot coverage maximums for the zone district;
- g. Accessory structures/uses shall be no larger in gross floor area than the footprint of the principal structure located on the lot;
- h. Accessory structures/uses shall comply with the following height restrictions:
 - (1) Accessory structures/uses of one hundred twenty (120) square feet in gross floor area or less:
 - (A) Shall not exceed eight feet (8') at the highest point if located within the required setbacks for the zone.
 - (B) Structures that meet the setback requirements will be subject to the same height standards as accessory structures that are over one hundred twenty (120) square feet.
 - (2) Accessory structures/uses over one hundred twenty (120) square feet in gross floor area:
 - (A) With a roof pitch of less than six to twelve (6:12) shall have a maximum height of sixteen feet (16').

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- (B) With a roof pitch of six to twelve (6:12) or greater shall have a maximum height of twenty feet (20').
- (C) Height of accessory structures/uses shall be measured as the vertical distance of the average elevation of the finished grade adjoining the building to the highest point of the roof surface.
- (i) These height standards shall not apply to accessory dwelling units constructed in R-2, R-4, R-5, SU, and C-5 Zone Districts in accord with this section.
- (ii) These height standards shall not apply to accessory dwelling units constructed in a PUD or TND Zone. The height limitations for accessory dwelling units within the PUD and TND Zone Districts shall be established by the approved development plan.