

Accessory Structure Height in Residential Districts

Planning Commission Discussion

June 4, 2009



Background

- Commissioner raised issue of the maximum height allowed for accessory structures and the way height is measured during Commissioner's Comments at the April 2nd meeting
- At the May 7th PC meeting, asked the Commission to consider amending the code
- At that time the Commission asked staff to provide them with more information



Two Main Issues for Consideration

- **Does the Commission wish to:**
 - Amend the height of accessory structures allowed in residential districts?
 - Amend the way height is measured for those structures?

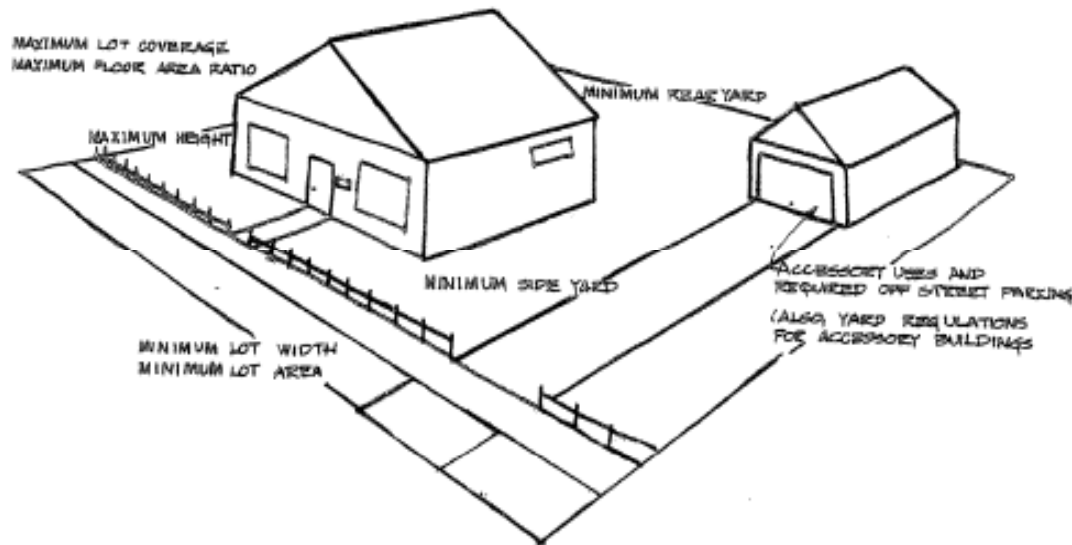
Current Ordinance

Residential Primary Structure

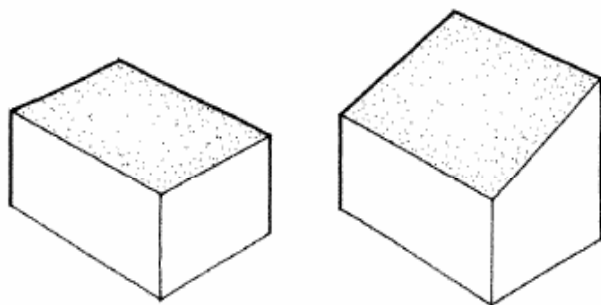
- 2.5 stories
- Up to 35' in height
- Setbacks vary based on zoning district

Residential Accessory Structure

- 20' in height
- 5' setbacks from side and rear property lines

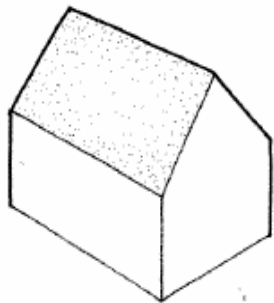


Current Method for Height Measurement

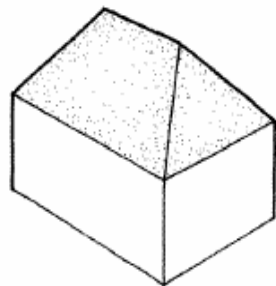


FLAT

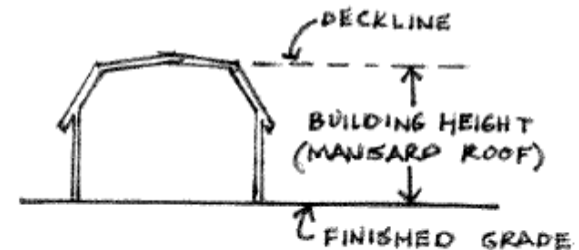
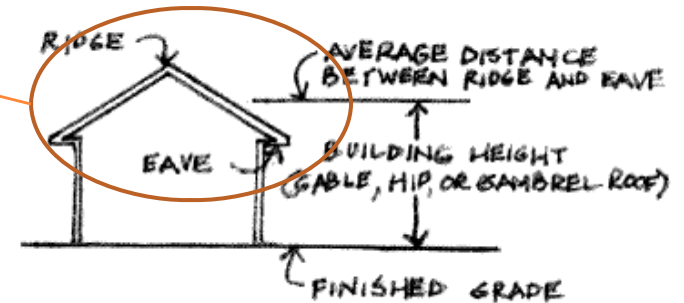
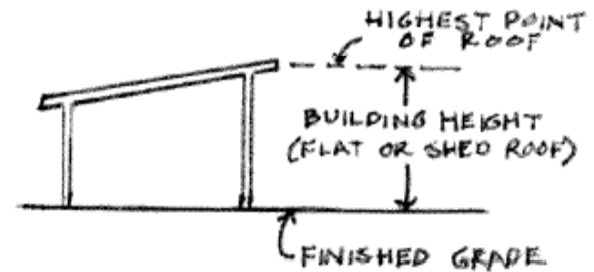
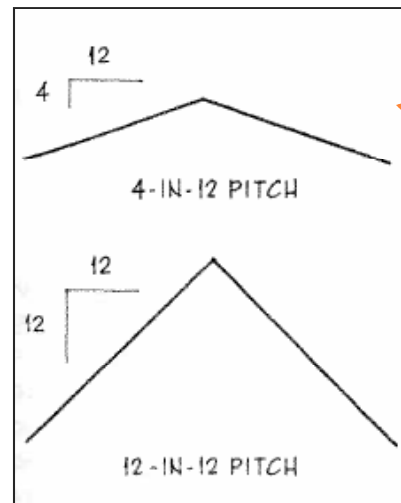
SHED



GABLE



HIP





Recommendations

- **Proposal from last meeting:**
 - Increase the height to 35' in all districts
 - Increase the setbacks in the SF-1 district to 15' for any height over the currently allowable 20'

Recomendations

- **Building Official**
 - Consider making the height requirement prominent on application and plans
 - Sees no adverse effect in raising to the same height as the primary when increasing the setbacks to the same
 - Consider a sliding scale that would allow the current 20' in height at 5' off the side and rear but for increased height, increase the setbacks



Recommendations

- **Zoning Administrator/Director of Codes Compliance**
 - Change the way height is measure to be the highest point of the building
 - Increase the allowable height of all structures (primary and accessory) by 10 feet
 - Keep the 5' setback or consider 7.5'

Recommendations

- Planning Department
 - If the Commission desires to increase the maximum height for accessory structures:
 - The setbacks also be increased for those structures to either that of the principle structure or a minimum of 15'
 - Note that the **allowable** height of the accessory structure should not be higher than that of the principle structure – this is **not** to say that you could not have a one story home and a two story garage