

ACCESSORY BUILDING REGULATIONS

Alternative I

Approved Uses:

One portable building per lot not larger than 120 sq. ft. in area nor 10 ft. in height as an accessory to a residential use on the same lot.

Accessory buildings not to exceed 15 ft. in height provided the exterior covering contains only the same materials as the main structure and is an accessory to a residential use on the same lot.

Conditional Uses:

Accessory buildings in excess of 15 ft. in height or a structure that does not contain the same materials as the main structure, or portable storage buildings in excess of 120 sq. ft. or 10 ft. in height as an accessory to a residential use on the same lot.

Other Amendments:

1. Add a provision that the total floor area of accessory buildings on one lot shall not exceed 30% of the first floor area (or total floor area) of the main building on the lot, except that this requirement shall not limit the accessory building floor area to less than 500 sq. ft.
2. Add a provision that accessory buildings may only be permitted if a building permit has been issued for the permanent structure on the lot.
3. Amend the definition of portable buildings to state that they may or may not have a foundation.

ACCESSORY BUILDING REGULATIONS

Alternative II

Approved Uses:

Accessory buildings excluding detached garages not to exceed 250 sq.ft. each in area, or 15 ft. in height provided the exterior covering utilizes only the same materials as the main structure and is an accessory to a residential use on the same lot.

Detached garages provided the exterior covering utilizes only the same materials as the main structure and is an accessory to a residential use on the same lot.

One portable building per lot not larger than 120 sq.ft. in area nor 10 ft. in height as an accessory to a residential use on the same lot.

Conditional Uses:

Accessory buildings in excess of 15 ft. in height or 250 sq.ft. in area or a structure that does not contain the same materials as the main structure, or portable storage buildings in excess of 120 sq.ft. or 10 ft. in height as an accessory to a residential use on the same lot.

Other Amendments:

1. Add a provision that the total floor area of accessory buildings on one lot shall not exceed 30% of the first floor area (or ~~total floor area~~) of the main building on the lot, except that this requirement shall not limit the accessory building floor area to less than 500 sq.ft. *allowable*

2. Add a provision that accessory buildings may only be permitted if a building permit has been issued for the permanent structure on the lot.

3. Amend the definition of portable buildings to state that they may or may not have a foundation.

want materials

want about large lots

ACCESSORY BUILDING AREA

30% of 1st Floor
Area

allowable

30% of Total Floor
Area

<u>SF-7</u>	Maximum floor area w/30% in accessory building	1,885 sq.ft.	3,770 sq.ft.
	Maximum area in accessory building	565 sq.ft.	1,131 sq.ft.
<u>SF-10</u>	Maximum floor area w/30% in accessory building	2,693 sq.ft.	5,386 sq.ft.
	Maximum area in accessory building	807 sq.ft.	1,615 sq.ft.

ACCESSORY BUILDING AREA

30% of 1st Floor
Area

allowable

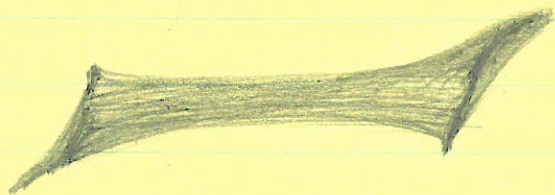
30% of Total Floor
Area

<u>SF-7</u>	Maximum floor area w/30% in accessory building	1,885 sq.ft.	3,770 sq.ft.
	Maximum area in accessory building	565 sq.ft.	1,131 sq.ft.
<u>SF-10</u>	Maximum floor area w/30% in accessory building	2,693 sq.ft.	5,386 sq.ft.
	Maximum area in accessory building	807 sq.ft.	1,615 sq.ft.

Alternative III

approved uses:

Accessory buildings excluding detached garages
not to exceed 250 sqft each in area or 15ft
in height provided the exterior covering ^{contains} ~~is~~
only masonry as defined herein, wood or
aluminum ^{or masonry siding} siding



Agenda Notes:

City Council - 11/5/85

III. B. Hold Public Hearing and Consider Approval of an Amendment to the Comprehensive Zoning Ordinance Regulating Exterior Building Materials for Accessory Structures in "SF-16", "SF-10", "SF-7", "ZLL-5", and "2-F" Zoning Classifications

As the Council has requested, the Planning and Zoning Commission has reviewed the exterior building materials requirements in the single family, zero lot line and duplex zoning districts. As you are aware, the ordinance currently has no exterior building materials requirements in residential zoning classifications for main or accessory buildings. After reviewing this the Planning and Zoning Commission recommended that the ordinance be amended to regulate the exterior building materials requirements for accessory buildings only in residential classifications. The following recommended changes would not pertain to main structures.

Below is the proposed wording as recommended by the Planning and Zoning Commission.

Permitted uses in the "SF-16", "SF-10", "SF-7", "ZLL-5", and "2-F" classifications would be revised to read: "Accessory buildings, each not to exceed 250 sq. ft. in area or 15 ft. in height provided the exterior covering contains only the same materials as the main structure and is an accessory to a residential use on the same lot."

One portable storage building per lot not to exceed 120 Sq. Ft. in area nor 10 ft. in height as an accessory to a residential use on the same lot."

Conditional uses would be amended to read as follows:

"Accessory buildings to include detached garages in excess of 250 sq. ft. or 15 ft. in height or a structure does not contain the same materials as the main structure, or portable storage buildings in excess of 120 sq. ft. or 10 ft. in height as an accessory to a residential use on the same lot."

The Planning and Zoning is also recommending that a requirement be added to the ordinance that accessory buildings may only be permitted if a building permit has been issued for the permanent structure on the lot, and that the definition of portable buildings be amended to state that they may or may not have a foundation.

These changes will require that accessory buildings be constructed of the same kind of materials that main structures are constructed of, not necessarily in the same proportion.

Following is a comparison between the proposed requirements as recommended by the Planning and Zoning Commission and the current requirements in the Zoning Ordinance for accessory buildings.