

CHAPTER VII
ACCESSORY STRUCTURES
AND USES

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Chapter VII
ACCESSORY STRUCTURES
AND USES

7.00.00 PURPOSE

It is the purpose of this Chapter to regulate the installation, configuration, and use of accessory structures, and the conduct of accessory uses, in order to ensure that they are not harmful either aesthetically or physically to residents and surrounding areas.

7.01.00 ACCESSORY STRUCTURES

7.01.01 General Standards and Requirements

Any number of different accessory structures may be located on a parcel, provided that the following requirements are met:

A. There shall be a permitted principal development on the parcel, located in full compliance with all standards and requirements of this Code.

B. All accessory structures shall comply with standards pertaining to the principal use, unless exempted or superseded elsewhere in this Code.

C. Accessory structures shall not be located in a required buffer or landscaped area unless a variance has been granted by the City pursuant to Section 9.02.00.

D. Accessory structures shall be included in all calculations of impervious surface and stormwater runoff.

E. Accessory structures shall be shown on any development plan with full supporting documentation as required in Chapter X of this Code.

7.01.02 Storage Buildings, Utility Buildings, Greenhouses

A. No accessory buildings used for industrial storage of hazardous incendiary, noxious or pernicious materials shall be located within the City.

B. Storage buildings, greenhouses and the like shall be permitted only in compliance with standards for distance between buildings, and setbacks, if any, from property lines.

C. Storage and other buildings regulated by this section shall be permitted only in side and rear yards, and shall not encroach into any required building setback from an abutting right-of-way.

D. Storage and other buildings regulated by this section shall be included in calculations for impervious surface, floor area ratio or any other site design requirements applying to the principal use of the lot.

E. Vehicles, including manufactured housing and mobile homes, shall not be used as storage buildings, utility buildings or other such uses.

7.01.03 Swimming Pools, Hot Tubs and Similar Structures

A. Swimming pools shall be permitted only in side and rear yards.

B. Enclosures for pools shall be considered a part of the principal structure and shall comply with standards for minimum distance between buildings, yard requirements and other building location requirements of this Code.

C. All pools shall be completely enclosed with an approved wall, fence or other substantial structure not less than four (4) feet in height. The enclosure shall completely surround the pool and shall be of sufficient density to prohibit unrestrained admittance to the enclosed area through the use of self-closing and self-latching doors.

D. Overhead electric power lines shall conform to the standards for the National Electrical Code and National Electrical Safety Code.

E. Excavations for pools to be installed for existing dwellings shall not exceed a 2:1 slope from the foundation of the house, unless a trench wall is provided.

7.01.04 Fences

A. All fences to be built shall comply with the Standard Building Code. The posts of each fence must be resistant to decay, corrosion and termite infestation. The posts must also be decay resistant or pressure-treated for strength and endurance.

B. Fences or hedges may be located in all front, side and rear yards. No fences or hedges should exceed four (4) feet in height when placed in the front yard (the yard abutting a road or public right-of-way). Each fence located in the side and rear yards shall not exceed the height of eight (8) feet.

C. In areas where the property faces two (2) roadways or is located in any other area construed to be a corner lot, no fence or hedge shall be located in the vision triangle.

D. Any fence located adjacent to a public right-of-way or private road shall be placed with the finished side facing that right-of-way.

E. A fence required for safety and protection of hazard by another public agency may not be subject to height limitations above. Approval to exceed maximum height standards may be given by the City Council upon receipt of satisfactory evidence of the need to exceed height standards.

F. No fence or hedge shall be constructed or installed in such a manner as to interfere with drainage on the site.

7.02.00 ACCESSORY USES

7.02.01 Accessory Apartments

A. Purpose

The purpose of this section is to provide for inexpensive housing units to meet the needs of older households, making housing available to elderly persons who might otherwise have difficulty finding homes. This section is also intended to protect the property values and residential character of neighborhoods where accessory apartments are located.

B. Standards

Accessory apartments may be allowed in single-family residential areas provided that all of the following requirements shall be met:

1. No more than one (1) accessory apartment shall be permitted on any residential lot.
2. An accessory apartment shall not exceed 25 percent of the gross floor area of the principal structure on the lot.
3. The accessory apartment shall be located and designed not to interfere with the appearance of the principal structure as a one-family dwelling unit.
4. No variations, adjustments or waivers to the requirements of this Code shall be allowed in order to accommodate an accessory apartment.

7.02.02 Home Occupations

A home occupation shall be allowed in a bona fide dwelling unit, subject to the following requirements:

- A. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential

purposes by its occupants, and shall under no circumstances change the residential character of the structure.

B. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation, other than one sign not exceeding two square feet in area.

C. No home or occupation shall occupy more than twenty-five (25) percent of the total floor area of the residence.

D. No traffic shall be generated by such occupation in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met off the street.

E. No equipment, tools or process shall be used in such a home occupation which creates interference to neighboring properties due to noise, vibration, glare, fumes, odors or electrical interference. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interferences in any radio, telephone or television receivers off the premises or causes fluctuations in line voltage off the premises.

F. A home occupation shall be subject to all applicable City occupational licensing requirements, fees and other business taxes.