

## Accessory Structure Architectural Standards Potential Amendments

### City Council Work Session

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*The following represents potential amendments to the City's accessory structure regulations. Next steps, if accepted, would be to draft the following language in ordinance format and forward to the Planning Commission for Public Hearing.*

#### **All residential districts**

- Require a minimum 3/12 pitch roof (rather than limiting sidewall height)
- Secondary garages require driveway if doorway sized for motor vehicles (minimum 8' wide by 7' tall)
  - Smaller sheds that do not fit motor vehicle shall not require driveway
- Do we want structures sized for motor vehicles to be required to have concrete/finished floor?
  - Need to be careful regarding animal barns and stables
- Do we want to exclude primary (attached) garage from calculation?
  - Limited to some percentage of living area square footage
  - Not To Exceed square footage of main floor of dwelling unit
  - Overages of this percentage could be processed as a CUP
- Do we want to allow accessory apartments (separate, secondary dwelling unit)
- Do we want to allow detached accessory buildings nearer the front property line than the principal structure, with specific architectural standards, on lots that are one (1) acre or larger? This would cover most of the lots outside the MUSA area.

#### **Rural Developing Zoning District**

- Add intermediate overage range for administrative approvals=25% of current
  - Require like kind and quality materials to match home
- Metal panels allowed administratively (or with CUP) with enhanced architecture
  - Eave overhangs on all lots regardless of size (currently minimum 5.5 acres)
  - Plus at least three (3) of the following:
    - Minimum of three (3) complimentary colors
    - 35% brick front façade
    - 100% vegetative screening with agreement for replacement (this would require specific language regarding spacing, species, size at planting, etc...)
    - 10% window coverage on front façade and side facing common property line
    - Concrete floor
  - Requiring minimum standards for thickness of steel and quality of paint (specifics to be determined as part of the ordinance amendment process).
- Two (2) stories permitted administratively regardless of lot size (currently permitted on two [2] acres or more with CUP)

#### **Metropolitan Urban Service Area (MUSA) Zoning District**

- No major changes proposed

#### **Critical Area and Wild and Scenic River Overlay Districts**

- Consider allowing detached accessory structures nearer the front property line than the principal structure (without requiring a variance) if:
  - Meets underlying zoning district's front yard setback
  - Constructed with like kind and quality materials to match home
  - It complies with height limitations or does not exceed height of principal building, whichever is more restrictive