

17-349(d)(5): Accessory building height.

- a. The height of detached accessory buildings shall not exceed 22 feet on parcels two acres (87,120 square feet) or greater in size.
- b. The height of detached accessory buildings shall not exceed 16 feet on parcels less than two acres (87,120 square feet) in size. On parcels less than two acres, the height of side walls shall not exceed 14 feet.
- c. The height of attached accessory buildings shall not exceed the height of the principal structure.
- d. A variance will be required to exceed the established height restrictions for accessory buildings. The variance shall be processed in accordance with the procedures established in [section 117-53](#). Criteria governing consideration of a variance request to exceed height restrictions on accessory buildings shall include, but not be limited to the following:
 1. Whether the variance will impair an adequate supply of light and air to adjacent property.
 2. Whether the variance will have the effect of allowing a use that is prohibited in the applicable zoning district.
 3. Whether the variance will impair established property values within the neighborhood.
 4. Whether the increased height will be compatible with the principal building on the same parcel.
 5. Whether the increased height will be compatible with existing development in the immediate neighborhood.
 6. Whether the variance requested is the minimum variance necessary to accomplish the intended purpose of the applicant.

117-349(d)(8): Detached accessory buildings shall be prohibited from containing complete independent living facilities (accessory apartments), which would include permanent provisions for living, sleeping, eating, and sanitation. Independent living facilities shall be considered those which meet three or more of the criteria in subsection (6)d of this section and have provisions for separating the living space.

117-349(d)(9): Two-story accessory buildings shall be permitted on properties under the following conditions:

- a. Within MUSA with the issuance of a conditional use permit in accordance with City Code [section 117-51](#).
- b. Outside the MUSA on parcels less than two acres in size with the issuance of a conditional use permit in accordance with City Code [section 117-51](#).
- c. Outside the MUSA on parcels two acres in size or greater.