

Article 15. Supplemental Use Standards	
-----------------------------------------------	--

15.1 Generally

15.2 Accessory Buildings and Uses

15.3 Accessory Garages

15.4 Multifamily Structures

15.5 Warehouses

Article 15. Supplemental Use Standards

Chapter 15.1 General Provisions

1. This Article establishes standards for certain uses. These standards may:
 - A. Supplement the standards in the applicable zoning district (Article 6) or development standards; and
 - B. Supersede other standards of this development code unless otherwise indicated.
2. This Article applies regardless of the zoning district where the use is located or whether the use is allowed by right or as a conditional use, unless otherwise indicated in this Article.
3. The uses listed in this Article are defined in Appendix A (Glossary), unless otherwise indicated.
4. Each section applies to the use listed in the chapter or heading, and as described in the cross-reference or applicability section. Provisions of any section of this Article will not apply to any other chapter or article of this development code.
5. Some sections in this Article apply to buildings or site features that are not a use, such as accessory structures. These apply to any use, unless otherwise indicated.
6. Code numbering is made with respect to Chapter 1.15, and may be helpful to reference while interpreting this Article.

Chapter 15.2 Accessory Buildings and Uses

1. Purpose
 - A. To supplement Article 6, "Zoning," for accessory buildings and uses.
2. Applicability
 - A. This Chapter applies to all accessory buildings or accessory uses.
 - B. Other chapters of this Article which also regulate accessory buildings or uses, including accessory garages, supersede this Chapter to the extent that they are inconsistent with this Chapter.
 - C. Section 6.3.1, "Single-Family Residential Building Types," supersedes this Chapter, but only as applied to accessory dwelling units.
3. General Provisions
 - A. No accessory building may be erected or occupied prior to the erection of a main building unless as a temporary building placed for construction within the duration of its permit.
 - B. There may not be more than one accessory structure for a single lot of record.
4. Accessory Building Standards
 - A. Setbacks
 - (1) 20 feet from the front property line or no closer to the front property line than the front wall(s) of the

- principal structure;
- (2) At least 7 feet 6 inches from the side lot line;
- (3) On corner lots, the side lot line is equal to the setback required of properties which front that road and should vary according to the road's functional classification; and
- (4) 10 feet from the rear property line, and 20 feet when the rear property line is a street or path.
- B. Height
 - (1) Minimum first floor elevation is regulated by the base flood elevations as provided in Article 12.
 - (2) The maximum height is 2.5 stories.
 - (3) The first story clear height minimum is 12 feet.
 - (4) The maximum second story clear height is 9 feet.
- C. Building Coverage
 - (1) Not more than 40% of the lot's available building coverage may be used for an accessory building or use.
- 5. Location
 - A. Obstructions. No accessory structure may be placed where it would obstruct:
 - (1) Views necessary to maintain safe vehicular movements;
 - (2) Municipal equipment including fire hydrants;
 - (3) Utilities;
 - (4) Rights of Way;
 - (5) Sidewalks;
 - (6) Servitudes;
 - (7) Fences; or
 - (8) Driveways.
 - B. Obstruction determination will be made by the City Planner or Building Official charged with the application, and will be based on obstructions observed in the site visit, comments received after referral to local utilities, and future needs of servitudes exclusive of the right-of-way.
 - C. Must be separated from the principal structure by a minimum of 10 feet.
 - D. No accessory structure may be located in front of the primary structure.
- 6. Accessory Use Standards
 - A. Reserved.

Chapter 15.3 Accessory Garages

- 1. Purpose
 - A. To supersede Chapter 15.2, "Accessory Building and Uses."
- 2. Applicability
 - A. This chapter applies to accessory garages.
 - B. This chapter does not apply to carports, open air parking, or other parking which is part of a principal structure.
- 3. General Provisions
 - A. Accessory garages will follow provisions of Chapter 15.2.
 - (1) Exceptions
 - (a) Accessory garages may encroach on setbacks up to 18 inches from the right of way when determined non-obstructive.
 - (b) Maximum clear height is 16 feet.
 - (c) Accessory garages do not need to provide a parking layout plan to comply with Sub-section 14.1.3A unless specifically requested as part of the application completeness determination.
- 4. Accessory Garage Standards
 - A. Reserved
- 5. Location
 - A. Accessory garages located on corner lots must front the less principal road. The principal road is determined by the City Planner or City Engineer based on functional classification and traffic.

Chapter 15.4 Multifamily Structures

- 1. Reserved.

Chapter 15.5 Warehouses

- 1. Reserved.