

Accessory Structures: R-60 & R-40 Zoning Comparison

An accessory structure is a building subordinate to, and located on the same lot with, a main building, the use of which is clearly incidental to that of the main building or to the use of the land, and which is not attached by any part of a common wall or common roof to the main building. In addition to any other meaning the word “subordinate” may have in this definition, on a lot where the main building is a detached house, except for an accessory agricultural building, subordinate means that the footprint of the accessory building is smaller than the footprint of the main building.



Standard Method of Development for Detached House Building Type

A. Placement	R-60	R-40	RMD-6
Detached Accessory Structure (min)			
Front setback	60'	60'	10' behind front building line
Side street setback	15'	15'	15'
Side setback, interior	5'	5'	5'
Rear setback, interior	5'	5'	5'
Rear setback, alley	N/A	N/A	4' or 20'
Coverage (max)			
Accessory structure coverage of rear yard	20%	20%	N/A
B. Height			
Detached Accessory Structure (max)			
Overall building height	20'	20'	25'

Rationale for Changes Marked in Red

- Front setback**
The proposed zoning code allows for an accessory structure to be in the side yard but keeps it set back from the front of the house.
- Rear setback, alley**
The proposed zoning code has added this standard.
- Accessory structure coverage of rear yard**
The proposed zoning code removes this standard as overall building coverage controls ground cover and the size of accessory structures.
- Overall building height**
The proposed zoning code increases the height to allow for flexibility for use in accessory structures.

Other Dimensional Standards

For development standards regarding principal buildings, including density, lot size and coverage, see the R-60 and R-40 Zoning Comparison fact sheets.