

Accessory Structures: Rural Zones

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 and RC	RR and RC (proposed)
Detached Accessory Structure (min)		
Front setback	80'	80'
Side street setback	50'	50'
Side setback, interior	15'	15'
Rear setback, interior	10'	15'
Coverage (max)		
Accessory structure coverage of rear yard	25%	N/A
B. Height		
Detached Accessory Structure (max)		
Overall building height (agricultural buildings are exempt)	50'	50'

Rationale for Changes Marked in Red

Rear Setback, interior
The proposed zoning code increases this setback to reduce impact on adjacent properties, since the allowed height for a detached accessory structure is the same as a house.

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.

Other Dimensional Standards

For development standards regarding principal buildings, including density, lot size and coverage, see the Rural (R) and RC Zoning Comparison fact sheet.