

4. Outdoor storage shall be screened by a six-foot-high opaque fence or solid masonry wall in combination with landscape materials. Storage, excluding truck trailers, shall not be visible above the height of the required wall.
5. Any containers provided for "after hours" deposit of recyclable materials shall be located at least 300 feet from any residential zoning district, constructed of sturdy, rustproof materials, with sufficient capacity to accommodate materials collected, and secured from unauthorized entry or removal of the materials.
6. Dust, fumes, odor, smoke, or vibration, above ambient levels, shall not be detectable from adjoining parcels.

27.34.170 - Residential Accessory Uses and Structures

(Revised 04/18/07, ORD. 2007-214 and Revised 09/06/08, ORD. 2007-241).

- A. **Applicability.** The provisions of this Section apply to residential accessory structures, including garages, gazebos, greenhouses, patio covers, storage sheds, studios, recreation rooms, hobby shops, play structures/houses, workshops, and similar non-commercial uses. Regulations for second dwelling units are instead provided by Section 27.34.180 and Guest Houses/Pool Houses under Section 27.34.090.
- B. **Relationship of accessory use to main use.** Accessory uses and structures shall be incidental to and not alter the character of the site from that created by the main use. Accessory structures shall not contain kitchen/and or cooking facilities. Electrical lighting and/or plumbing fixtures shall be limited to a lavatory sink, shower, and/or toilet (as defined by the plumbing code, permits may be required). No structure identified in Sub-section A above shall be used as a living unit or for commercial purposes.
- C. **Attached structures.** An accessory structure attached to the main structure shall comply with the requirements applicable to the main structure, including architecture, heights, parcel coverage, and setbacks.
- D. **Detached structures.** An accessory structure that is detached from the main structure shall comply with the following standards.
 1. **Setbacks.** Accessory structures shall not be located within a required front yard setback, shall maintain side and rear yard setbacks of at least five feet, (corner lot side yard setbacks shall comply with the minimum setback for the zoning district) and shall maintain a six-foot separation or minimum separation allowed by the Building Code, whichever is greater from other accessory structures and the main dwelling unit.
 2. **Height limitations.** The height of an accessory structure shall not exceed 15 feet. In no case shall the accessory structure height exceed the height of the primary structure.

3. **Coverage and size limitations.** The maximum site coverage for all structures on a parcel shall comply with the requirements of the applicable zoning district. Aggregate coverage of all accessory structures shall not exceed a total of 840 square feet. The total square footage may be a single structure of 840 square feet or multiple structures totaling 840 square feet. When multiple accessory structures are placed on a parcel the minimum separation allowed by the Building Code shall be maintained. Structures shall be required to meet minimum rear and side yard setbacks in Section D.1 above.

A single portable structure per lot or unit, including pre-manufactured storage sheds and other small similar structures, which do not require a Building Permit are subject to regulations under Section 27.06.040 and shall comply with the minimum side and rear yard setback requirements in Section D.1 above. The maximum site coverage for all structures on a parcel shall comply with the requirements of the applicable zoning district.

4. **Attached Open-sided patio covers.** Detached free standing patio covers are subject to all requirements of this section. Patio covers that are attached to the main dwelling, and open on at least three sides, are permitted subject to the limitations of Subsections D.1-D.3 above. Attached enclosed patio covers are subject to the same regulations as the primary structure.
5. **Detached Garages.** Single story detached garages shall not exceed 840 square feet. Detached garages are subject to the minimum rear and side yard setbacks in Section D.1, height limitations in Section D.2, and architectural compatibility in Section D.6. Detached garages with a second unit above are subject to the regulations in Section 27.34.180.
6. **Architectural Compatibility.** Structures that require a building permit shall have the similar architecture as the primary structure (colors, siding, roof materials and pitch, windows, doors, etc.).
7. **Minor Use Permit.** Requests to exceed or deviate from the minimum height and/or square footage requirements in the above sections are subject to the Minor Use Permit process, prior to building permit.
8. **Deed restrictions.** At the discretion of the Planning Director, a deed restriction may be required for accessory structures. The deed shall be filed and recorded with the County Recorder, prior to issuance of a building permit. The deed restriction shall identify the use of the structure at the time of issuance of the building permit.