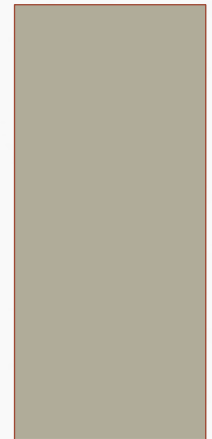


ACCESSORY STRUCTURES IN COMMERCIAL ZONES

CODE TEXT AMENDMENT



COMMERCIAL ZONE SETBACKS

- Establish accessory structures as a permitted use for residences
- Establish accessory structures as a permitted use or conditional use for commercial uses

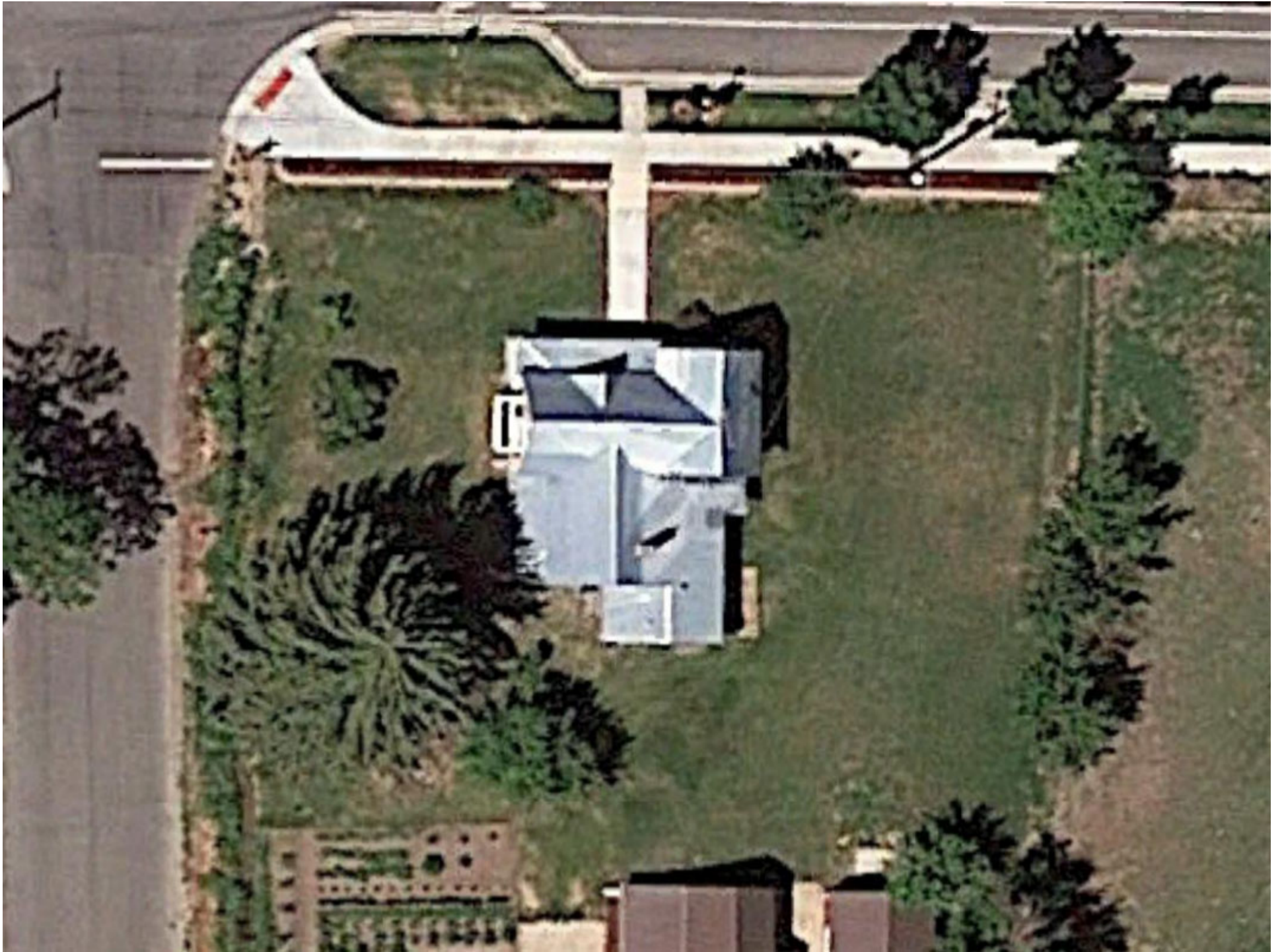
| USES | C-2 | C-3 |
|---|---|---|
| Residential accessory structures (no living or sleeping space) | P | P |
| Commercial accessory structures | P (Conditional if associated with a conditional use) | P (Conditional if associated with a conditional use) |

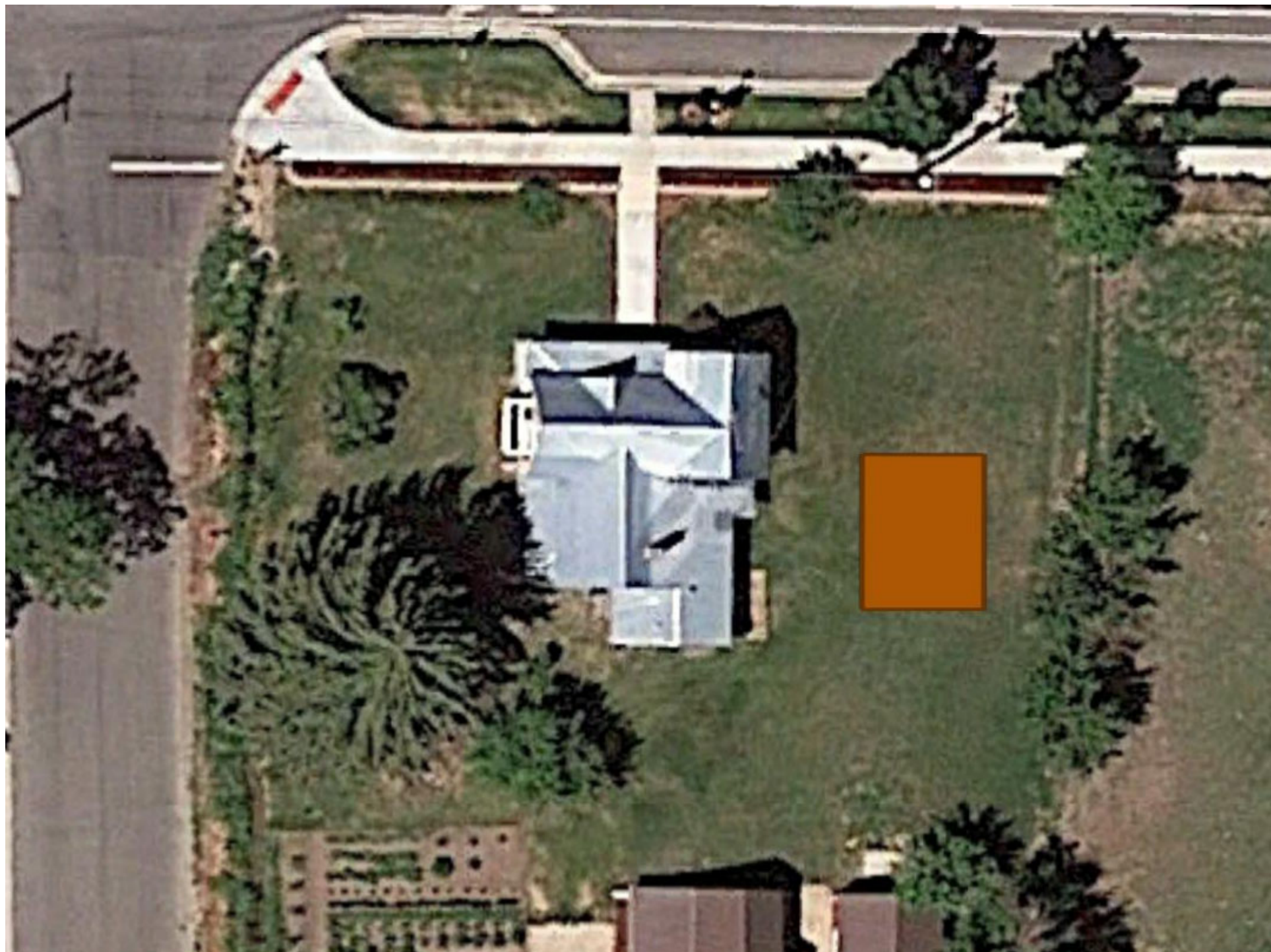
COMMERCIAL ZONE SETBACKS

- Establish setbacks for accessory structures
 - Commercial
 - Same setbacks as listed for all commercial structures
 - Residential accessory structures (no living or sleeping space)
 - Residential accessory structures must be visually compatible with the dwelling on the same property. Staff will review and approve the proposed structure if it is found that the structure is visually compatible. If staff finds the proposed structure is not visually compatible with the dwelling, then the VAC will review the structure to assure compatibility.

COMMERCIAL ZONE SETBACKS

- Establish setbacks for accessory structures
- Residential Accessory Location Requirements (no living or sleeping space)
 - A. Front Setback. All residential accessory structures shall be setback at least forty-five (45) feet from the front lot line or fifteen (15) feet farther back than the front facade of the dwelling, whichever is greater.
 - B. Side Setback. All residential accessory structures shall be setback from the side property lines a distance of at least three (3) feet. On corner lots, the side setback from any street shall not be less than thirty (30) feet.
 - C. Rear Setback. All residential accessory structures shall be setback from the rear property line a distance of at least three (3) feet.









POSSIBLE FINDINGS

- Adding residential accessory structures as a permitted use will allow property owners to better use and enjoy their property.
- Adding commercial accessory structures will make it clear that they are allowed and what the requirements are for these structures.
- Requiring a 15' greater setback for residential accessory structures than the dwelling will help maintain the visual appeal of the streets in the commercial zones.