MOBILE HOME/MANUFACTURED HOUSING REQUIREMENTS A36.12.040.F
RESIDENTIAL ACCESSORY USES AND STRUCTURES A36.12.040.G

2. **Noncertified mobile homes.** Mobile homes that are not certified under the National Mobile Home Construction and Safety Act of 1974, and that do not meet the requirements of Subsection (F)1 above shall be placed only in mobile home parks.

3. **Density.** The number of certified mobile homes (as described in Subsection (F)1 above) that may be placed on a single parcel shall be the same as the number of single-family Dwellings permitted by Section A36.12.030 (Residential Zone General Development Standards). The number of mobile homes that may be placed in a mobile home park is determined by Subsection (E) (Mobile Home Parks) of this Section.

4. **Storage of unoccupied mobile homes.** Unoccupied mobile homes or portions thereof that are not fixed to a foundation shall be stored only in a mobile home sales lot, or an approved storage yard.

G. **Residential accessory uses and structures.** When permitted in the Zoning District applicable to a site (see Section A36.12.020, Residential Zone Land Uses and Permit Requirements), specific residential accessory uses are subject to the provisions of this Section. Residential accessory uses and structures include any use or structure that is customarily related to a residence, including but not limited to swimming pool structures, workshops, studios, storage sheds, greenhouses, garages, gazebos, arbors and fences.

1. **General requirements.** All accessory uses and structures are subject to the following standards, except where more restrictive requirements are established by other provisions of this Section for specific uses.

   a. **Relationship of accessory use to principal use.** Accessory uses and structures shall be incidental to and not alter the character of the site from that created by the principal use.

   b. **Attached structures.** If an accessory structure is attached to a principal structure, i shall be architecturally compatible with, and made structurally a part of the principa structure. It shall also comply with all the requirements of this Section applicable t the principal structure.

   c. **Kitchens.** Accessory structures are not to be used as separate Dwelling Units an Kitchens are not allowed.

2. **Multiple-family ownership projects—Plans required.** Multiple-Family, Townhouse ar Small-Lot Single-Family developments proposed with individual unit ownership and homeowners' association, and existing projects of the same type that are proposed f alteration, shall require approval through the Development Review process (Article A36.5 of an overall plan for all site improvements (e.g., decks, fences, arbors, hot tubs and sp gazebos, etc.). The construction of site improvements in compliance with the approved pl shall only require building permit approval. In the case of proposed changes to an existi project, the plan shall be approved by the homeowners' association before submittal to Department.

3. **Development standards for detached structures.** The following standards, in addition to those in Section A36.12.040.G.1, shall apply to detached accessory structures:

   a. **General requirements:**

      (1) **Location:** Allowed only on rear half of lot subject to special setback requirements as listed in this section

      (2) **Maximum height:** Sixteen (16) feet; nine (9) feet at the top of the wall plate

      (3) **Separation from principal structure:** Ten (10) feet

      (4) **Building width:** Maximum of thirty-three (33) percent of the width of the lot except that a structure that is set back seven (7) feet from the rear property line can have a width that is up to fifty (50) percent of the width of the lot

      (5) **Gabled facade:** If there is a gabled facade, it must be located on the more narrow side of building

   b. **Additional Requirements for Small Accessory Structures.** The following requirements, in addition to those in Section A36.12.040.G.1, shall apply to small accessory structures:

      (1) **Maximum size:** three hundred (300) square feet

      (2) **Maximum rear yard coverage:** seventeen and one-half (17.5) percent of the required rear yard.

      (3) **Setbacks:** None if entirely located in required rear yard. If the accessory structure is not entirely within the required rear yard, the minimum side yard setback is seven (7) feet or the same distance from the property line as the principal structure, whichever is less.

      (4) **Maximum number of plumbing fixtures:** Two (2)

   c. **Additional Requirements for Large Accessory Structures.** The following requirements, in addition to those in Section A36.12.040.G.1, shall apply to large accessory structures:

      (1) **Maximum Size:** five hundred (500) square feet

      (2) **Maximum Lot Coverage:** thirty (30) percent of required rear yard

(3) **Setbacks:** Minimum side yard is seven (7) feet or the same distance from the property line as the principal structure, whichever is less, except that there is no minimum side yard setback for an accessory structure used as a garage.

(4) **Maximum number of plumbing fixtures:** Three (3)

4. **Antennas.** Antennas are subject to the provisions of Sections 36.39.4 and 36.40.1.

5. **Garage/yard sales.** The sale of miscellaneous items by residents from a yard or open garage is permitted up to four times per year per property, for a maximum of three (3) days per sale.

6. **Home occupations.** Home occupations are subject to the requirements of Section 36.39.3.

7. **Swimming pools/spas/hot tubs.** Private swimming pools, spas and hot tubs are permitted accessory to approved residential uses on the same site, subject to the following provisions:

   a. **Limitation on use.** The pool is to be used solely by occupants of the dwelling(s) on the same site and their guests;

   b. **Setbacks:** At least five (5) feet from any property line, for the pool/spa/tub, three (3) feet for related equipment; and

   c. **Fencing.** The swimming pool shall be secured by fencing and/or building walls to prevent uncontrolled access by children, in compliance with the Uniform Building Code, Appendix Chapter 12, Division III.

SMALL ACCESSORY STRUCTURE REQUIREMENTS ILLUSTRATION A36.12.040.G.2

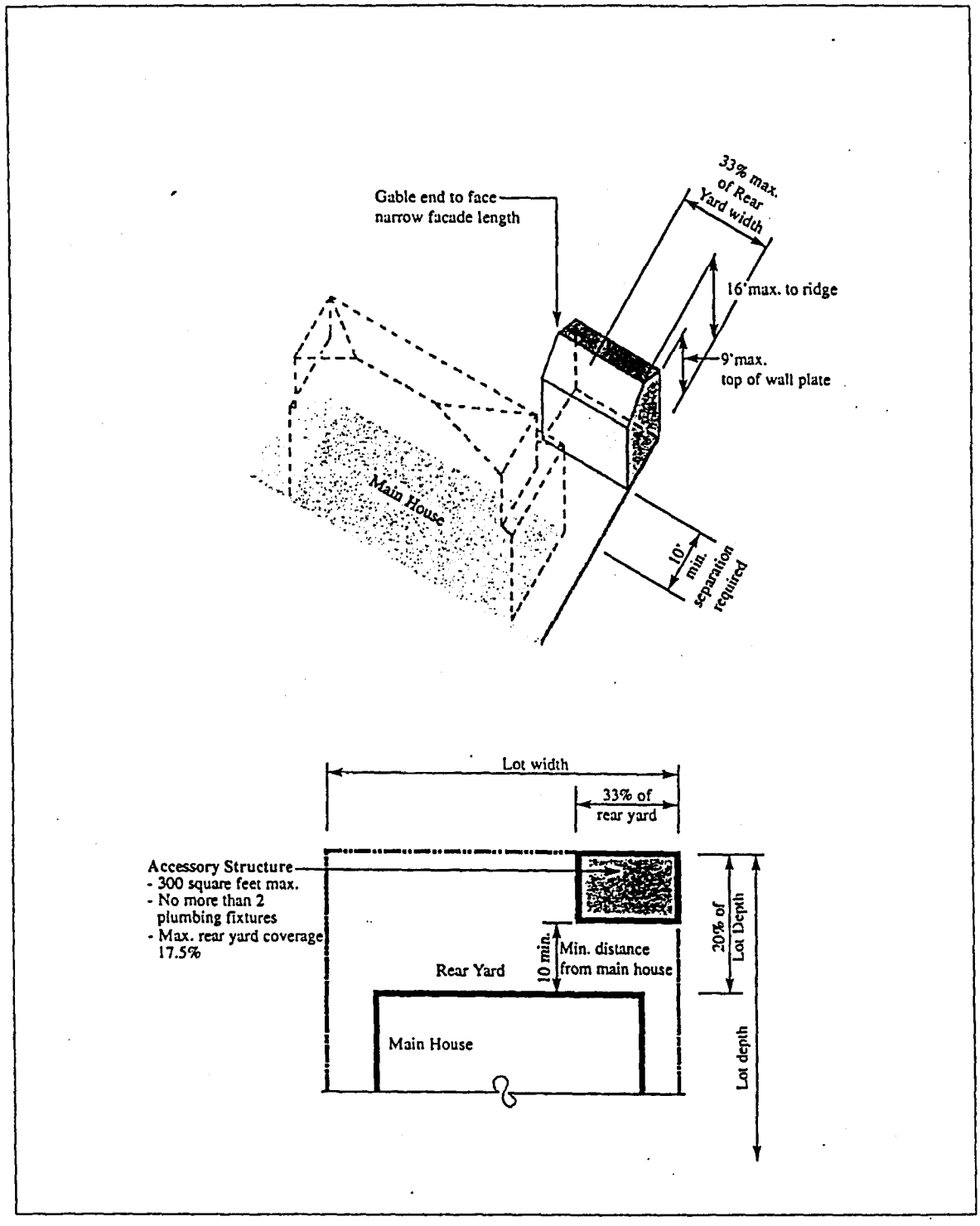

Figure A36.12-7
REQUIREMENTS FOR SMALL ACCESSORY STRUCTURES (For Reference Only)

LARGE ACCESSORY STRUCTURE REQUIREMENTS ILLUSTRATION A36.12.040.G.3

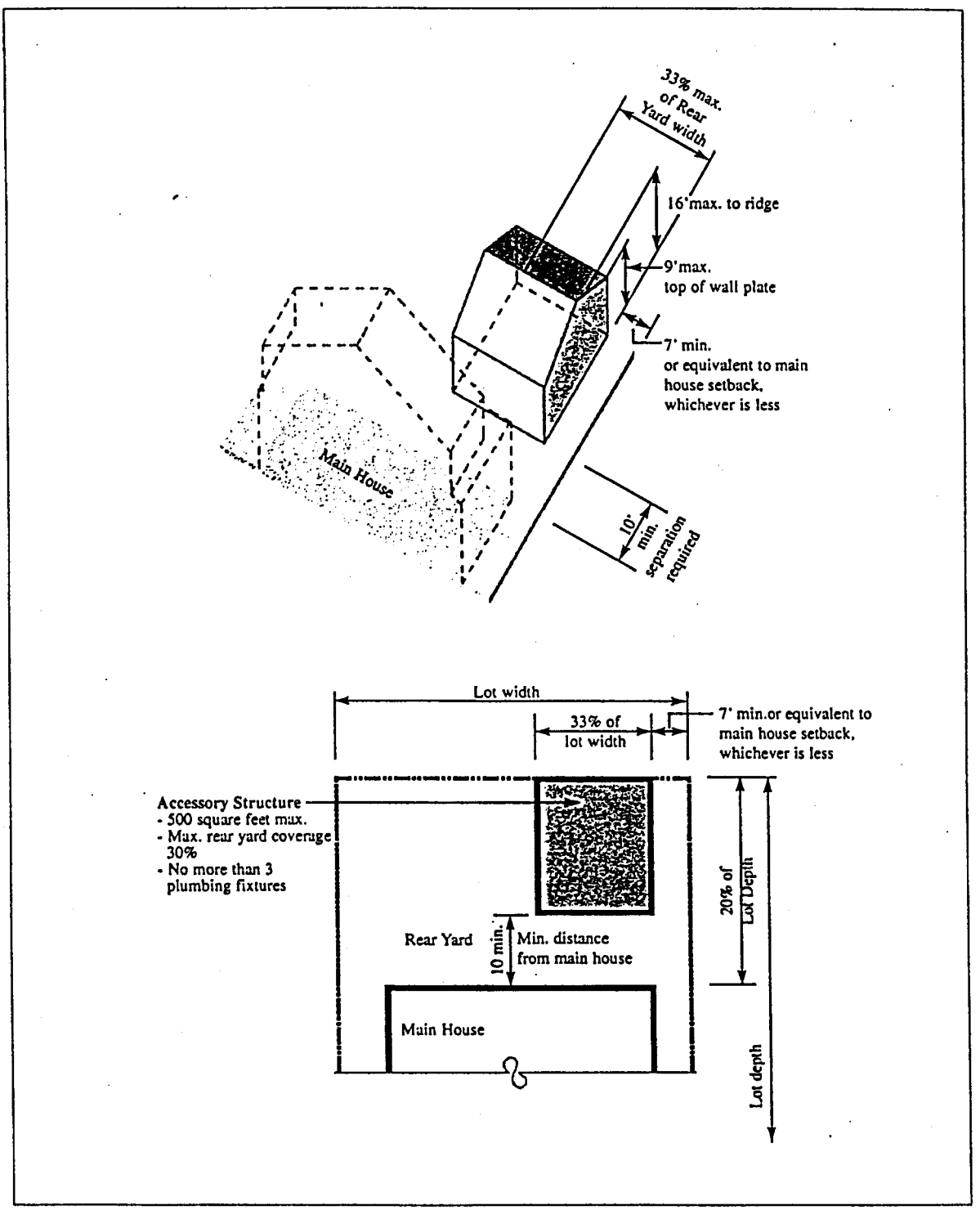

Figure A36.12-8
REQUIREMENTS FOR LARGE ACCESSORY STRUCTURES (For Reference Only)

8. **Tennis and other recreational courts.** Noncommercial outdoor tennis courts and courts for other sports (e.g., racquetball, etc.) accessory to a residential use are subject to the following requirements:

   a. **Fencing:** Shall be subject to the height limits of Section 36.30.020.G; and

   b. **Lighting.** Court lighting shall not exceed a maximum height of twenty (20) feet, measured from the court surface. The lighting shall be directed downward, shall only illuminate the court, and shall not illuminate adjacent property.

9. **Vehicle storage.** The storage of vehicles, including incidental restoration and repair, is subject to Section 25.4.J, Chapter 19, Article IX (Vehicle Parking and Storage in Residential Areas) and Chapter 39 of the City Code (Vehicles Abandoned, Wrecked, Dismantled or Inoperative).

H. **Rooming and boarding—R3 Zoning District.** The rooming and boarding of two (2) persons maximum in addition to permanent residents of a dwelling is permitted in the R3 Zoning District only in single-family Dwellings and Duplexes. Rooming and boarding is not allowed in multi-family dwellings.

I. **Setback and minor floor area ratio exceptions.** This subsection provides exceptions to the residential yard setback and floor area ratio requirements of Section A36.12.030A.3 (R1 Zone Development Standards and A36.12.030.B.2 (R2 Zone Development Standards) under specified circumstances. All setback and floor area ratio exceptions offered by this subsection except for architectural projections into side and rear yards (Subsection I.1.c.) require Development Review in compliance with Article A36.52.

1. **Principal structure, home improvements/minor additions.** Projections of a principal structure into required setbacks may be permitted for the purpose of home improvements or minor additions, in compliance with this subsection. The purpose of this subsection is to allow the upgrading of existing dwellings that may otherwise be prevented by the provisions of this Section.

   a. **Permitted exceptions:**

      (1) **Projections into setbacks.** Projections of the principal structure into front, side, or rear setbacks of up to three (3) feet may be permitted where the projection does not exceed ten (10) feet in any dimension, and where the total area of the projections does not exceed fifty (50) square feet, and encroaches no more than three (3) feet into a required yard.

(2) **Minor floor area ratio exception, R1 Zoning District.** Up to seventy-five (75) square feet may be allowed beyond the FAR limit in the R1 Zoning District (without approval of a major floor area exception under Section A36.12.030.A.3), provided that the total square footage of the Dwelling does not exceed the maximum floor area allowed under the major floor area exception process. This additional floor area is only intended to increase the habitability and function of a particular room or area of the structure.

b. **Findings.** A projection into a setback for home improvements/ minor additions shall not be approved unless the proposed exception:

(1) Is minor, involving a particular area or room of the structure, and does not propose a setback encroachment along the entire length of any one (1) facade;

(2) Is only intended to increase the habitability and function of a particular area or room of the structure; or, is desirable for the preservation of an existing architectural style or neighborhood character that could not otherwise be accomplished; and

(3) The granting of the exception will not be detrimental or injurious to property or improvements in the vicinity and will not be detrimental to the public health, safety or welfare.

2. **Principal structure, rear yard.** A portion of the principal structure may project into the required rear setback, subject to the following requirements:

a. **Height limit.** The projection shall be no more than one story or twenty-four (24) feet in height and no more than fifteen (15) feet at the top of the wall plate;

b. **Rear setback.** The projection shall be located no closer than ten (10) feet to the rear lot line, including any projections or overhang;

c. **Maximum coverage.** The projection shall not cover more than twelve and one-half (12.5) percent of the required rear yard setback area; and

d. **Design.** The projection shall conform in general to the design of the principal structure.

3. **Architectural projections, side and rear yards.** Decks, stoops, landings, concrete patios and other architectural features eighteen (18) inches or less in height above natural grade may encroach into any side or rear yard to the property line, provided the structure causes no drainage onto adjacent properties.