

Planning Commission Item

October 7, 2025



Item	Ordinance XXX: Amending Chapter 20 to Modify Standards Associated with Accessory Structures	
File No.		Item No: B.2
Agenda Section	<u>PUBLIC HEARINGS</u>	
Prepared By	Eric Maass, Community Development Director	
Applicant		
Present Zoning		
Land Use		
Acerage		
Density		
Applicable Regulations		

SUGGESTED ACTION

"The Planning Commission recommends that the City Council adopt the draft ordinance amending accessory structure size allowances as presented."

OR

"The Planning Commission recommends that the City Council adopt the alternate draft ordinance amending accessory structure size allowances as presented."

SUMMARY

The city received a request to review the accessory structure ordinance related to the size of accessory structures currently permitted on properties. The current ordinance limits the total square feet of

accessory structure space on residential properties to a maximum of 1,000 square feet. For reference, a four-stall garage is generally consistent with a 1,000 square foot structure. In addition to modifying size allowances, the staff has offered a series of formatting and sequencing adjustments to the ordinance to improve clarity in how the ordinance reads.

The City Council reviewed the consideration at a recent work session and directed staff to prepare an ordinance that would modify the accessory structure size allowance in a way that responds to increasing lot sizes.

A building permit is required for any structure 200 square feet or larger. This threshold served as the staff's basis for the proposed ordinance amendment.

As drafted, properties zoned as RSF, RLM, and R4 districts would still be limited to 1,000 square feet in total square footage of accessory structure space. Staff proposed to maintain this limit based on the general character of RSF, RLM, and R4 neighborhoods and the impact of an accessory structure in excess of 1,000 square feet.

Properties zoned as Rural Residential (RR), which typically have a minimum lot size of 2.5 acres, would be permitted a 10% increase to the maximum accessory structure size for a total of 1,100 square feet or 1/2 of an additional "building" as noted above, which staff established as 200 square feet or greater.

Properties zoned as Agricultural Estate (A2), which typically have a minimum lot size of 2.5 acres but maintain a maximum lot density of 1 home per 10 acres, would be permitted a 20% increase to the maximum accessory structure size for a total of 1,200 square feet or 1 additional "building" worth of space as noted above.

Additionally, properties zoned A2, which have at least 10 acres, which are used for Agricultural (i.e. active farming) and which propose construction of an "Agricultural Building" as defined by state statute, would be exempt from the maximum square footage requirement but would still be subject to standards, including but not limited to building height, setbacks and lot cover maximums.

An alternate ordinance has been drafted that would maintain the 1,000 square foot maximum for RSF, RLM, and R4 properties but would increase the maximum for the RR district to 1,200 square feet and the maximum for the A2 district to 1,400 square feet.

Staff is not entirely opposed to the alternative ordinance. However, the increased size raises concerns for staff regarding the future use of accessory structures of that size and the potential for straying from the intent of these structures to be "accessory" to, rather than in competition with, the principal structure for prominence on the property. For reference, detached ADUs were capped at a maximum size of 960 square feet.

City code explicitly prohibits accessory structures from being used for home occupations; however, as accessory structures increase in size, the potential for such uses to be attempted is increased.

BACKGROUND

Staff has included the following maps for reference:

- Properties zoned Rural Residential
- Properties zoned Agricultural Estate

- Properties zoned Agricultural Estate which are at least 10 acres in size

DISCUSSION

While some comparison properties utilize a size threshold associated with a lot area calculation, staff are not supportive of that approach, as property size is subject to change over time through lot line adjustments and the added complexity introduced for the owner, contractor, and staff in administering the ordinance. Utilizing a zoning district designation to indicate the maximum allowable accessory building size is more easily understood and administered.

RECOMMENDATION

Staff recommends the Planning Commission recommend approval of the draft ordinance as presented.

ATTACHMENTS

[Draft Ordinance - Accessory Structure Size Allowances](#)

[Alternate Draft Ordinance - Accessory Structure Size Allowances](#)

[Community Comparisons](#)

[Map of properties zoned "Rural Residential"](#)

[Map of properties zoned "Agricultural Estate"](#)

[Map of properties zoned "Agricultural Estate" greater than 10 acres](#)

[Affidavit of Publication](#)