

Accessory Structure Site Development Limitations-Current Code

Zone	Maximum Size	Setbacks	Height	Height Exceptions Allowed?	Additional Comments
R-15	≤ 18' high= 800 sf >18'= 600 sf	≤ 18' 10' side; 15' rear >18' high: 15'	24 feet and no taller than primary structure	yes [no -- 50.08.050(2)]	50.08.035(2) misleads one to believe that "all structures" could include accessory structures. It should say "Primary Structures other than Single Family Dwellings."
R-10	≤ 18' high= 800 sf >18'= 600 sf	≤ 18' 10' side; 15' rear >18' high: 15'	24 feet and no taller than primary structure	yes [no -- 50.08.050(2)]	Same as for R-15
R-7.5	≤ 18' high= 800 sf >18'= 600 sf	≤ 18' 5' side; 10' rear >18' high: 10' side 15' rear	24 feet and no taller than primary structure	yes [no -- 50.08.050(2)]	Same as for R-15
R-6 (First Addition)	≤ 18' high= 800 sf >18'= 600 sf	Structures ≤ 18' high= 5 ft. Structures ≥18' high= 5 ft. minimum, combined width of 15'. All built before 7/1/10. If built after 7/1/10: <600 sf/ walls < 10'= front 20'; side and rear 5'. Other Accessory structures: front; side & rear 7.5' & 15' '	24 feet and no taller than primary structure	no	
R-5	Included in total FAR for the site	Front: 10 ft. Side and Rear: 10 ft.	28 feet -flat no greater than 32 ft.- sloping topography 35 ft. sloped lots	yes for roof forms / arch. features-if not closer than 60 ft to residential lot other than R-0, R-3 or R-5	50.06.055 Same as primary structure (code is silent on accessory structures)
R-3	Included in total FAR for the site	Front: 10 ft. Side and Rear: 10 ft.	28 feet -flat no greater than 32 ft.- sloping topography 35 ft. sloped lots	yes for roof forms / arch. features-if not closer than 60 ft to residential lot other than R-0, R-3 or R-5	Same as for R-5
R-2	Included in total FAR for the site	Front: 10 ft. Side and Rear: 10 ft.	28 feet -flat no greater than 32 ft.- sloping topography 35 ft. sloped lots	Yes (code is silent)	Same as for R-5
R-0	Included in total FAR for the site	Front: 10 ft. Side and Rear: 10 ft.	28 feet -flat no greater than 32 ft.- sloping topography 35 ft. sloped lots	yes for roof forms / arch. features-if not closer than 60 ft to residential lot other than R-0, R-3 or R-5	Same as for R-5
WR (Cabana)	No specific limitation	No Setbacks required	24 feet	no	Same as for R-5

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DD (Old Town)	Same as primary structure (code is silent on accessory structures)	Same as primary structure (code is silent on accessory structures)	Same as primary structure (code is silent on accessory structures)	Same as primary structure (code is silent on accessory structures)	
R-2.5/W (West Lake Grove)	Same as primary structure :code is silent on accessory structures	Same as primary structure: code is silent on accessory structures	Same as primary structure :code is silent on accessory structures	Same as primary structure :code is silent on accessory structures	
OC/R-2.5			Same as primary	no	
OC/NC			Same as primary structure (code is silent on accessory structures)	no	
R-2.5			Same as primary	no	