

# ACCESSORY STRUCTURES

## General Standards



### What is an Accessory Structure?

- Any building that is not attached to a house, such as a garden shed or detached garage.
- Any structure that is not attached to a house, such as a pergola, arbor, cob bench, or trellis.
- Some accessory structures have open walls and/or roofs.

### Problems to Solve

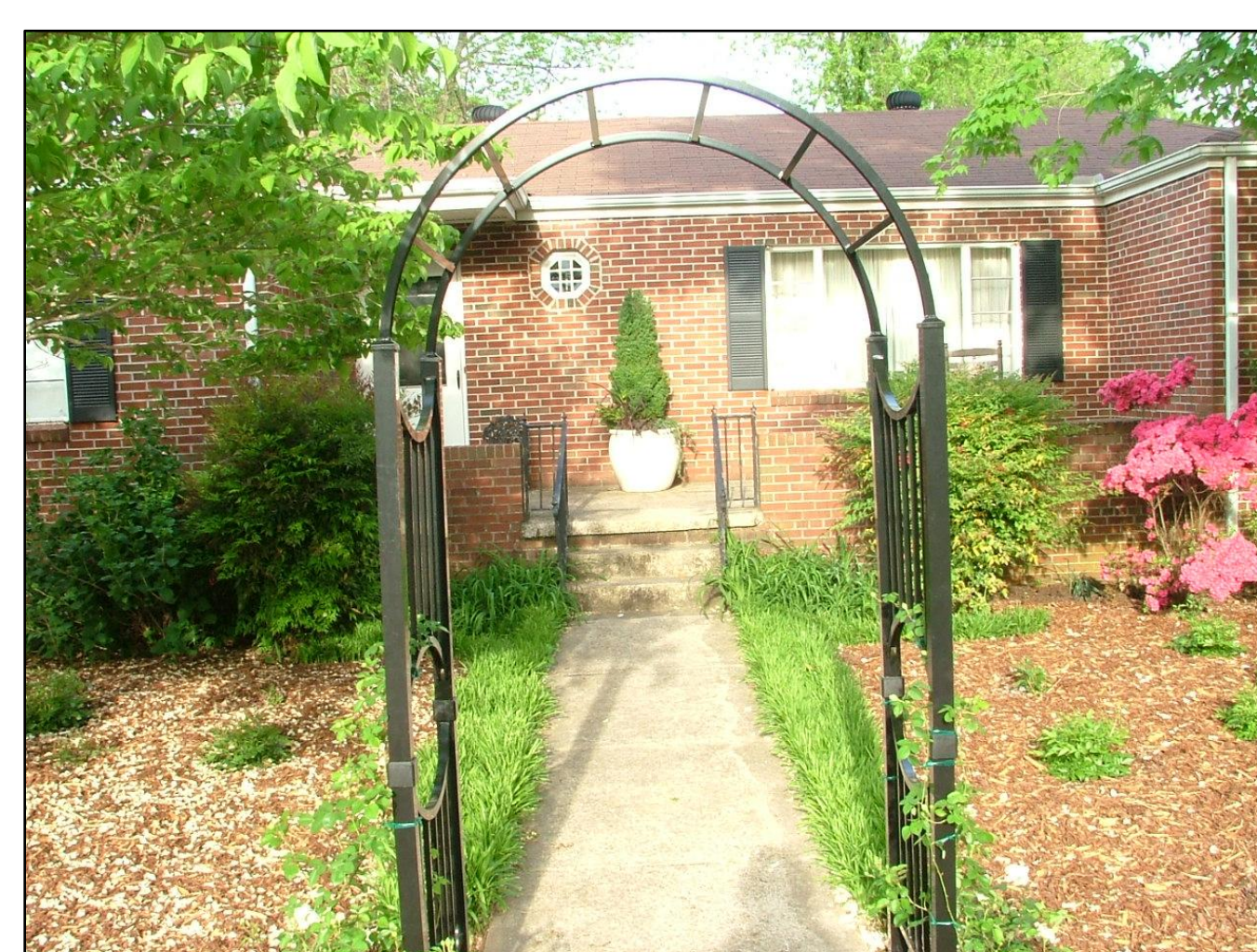
- Current standards are overly restrictive with regard to height and size, and don't take the location of the structure into consideration.
- There are no regulations for the type of siding materials that can be used on small buildings.

**This wind energy system is not allowed under current standards.**



### Tools We Can Use

- **Development standards:** maximum height, size, setbacks, and lot coverage.
- **Design standards:** exterior materials, roof pitch.





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### Key Recommendations

- **Increase allowed sizes.** Allow structures that are set back further from property lines to be taller and have a larger footprint than those that are closer to the property lines.
- **Exterior materials.** Prohibit the use of PVC or plastic supports, and fabric, tarpaulin, or other similar materials.
- **Sustainability.** Allow sustainability-related accessory structures such as solar arrays, wind generators, and stormwater cisterns.

### Anticipated Results

Recommendation	Example of an accessory structure that would be approvable	Example of an accessory structure that would NOT be approvable
Increase Allowed Sizes.	<p>Detached ADU meets setback and height standards and is smaller than the primary dwelling.</p> 	<p>Accessory structure is as large as the primary dwelling.</p> 
Exterior Materials.	<p>Wood or other permanent material.</p> 	<p>PVC, fabric, tarps, or similar materials.</p> 
Sustainability.	<p>Residential cisterns, solar panels, and wind energy systems would be clearly allowed.</p> 	<p>Large scale systems would not be allowed.</p> 