

Exhibit “B”

15A-11-02 Accessory Structures

A. Residential Standards

1. Setbacks and Location Restrictions.

- g. Detached Garages. Detached garages or any detached structure 240 sq. ft. or larger shall be set within the rear yard of the home, ~~and are not permitted in the side yard.~~ They shall not be permitted in the side yard unless the structure meets or exceeds the minimum setbacks of the primary dwelling. These structures will not be allowed to have an additional access to the public right-of-way closest to the structure, unless the Transportation Engineer reviews and approves the location based upon established standards of this code and after considering safety of pedestrians and vehicular access.

3. Maximum Height.

a. Table of Maximum Accessory Structure Height.

Zone Classification	Side Yard	Rear Yard
	Maximum Height to Peak	Maximum Height to Peak
R-1-12 or smaller (i.e., R-1-9, -8, etc)	10*	15
R-1-15 or larger (i.e. R-1-30, -40, etc)	10*	20

* If the structure otherwise meets the minimum setbacks for the zone for a primary dwelling, it may be built up to the maximum height of the rear yard. The Planning Commission may review a request for additional height through a Conditional Use Permit.

- 1) For those zones not listed (such as “SD” and “PUD” zones), the residential district most closely associated with that zone shall be used to determine the maximum height allowable. All zones with animal rights (with the “A” designation at the end of the zone classification) shall conform to its’ similar non-animal right zone classification.