

17.3.09 - ACCESSORY LAND USES.

(1) ACCESSORY RESIDENTIAL STRUCTURE. Includes any detached private residential garage, carport, or utility shed which primarily accommodates the sheltered parking of a vehicle, the storage of residential maintenance equipment to service the same lot or a contiguous lot, or a detached shelter such as a gazebo. Also includes swimming pools, wind and solar energy systems for on site residential use. Does not include fences, public utility fixtures and their appurtenances, driveways, gardens, garden accessories, children's playhouses, fountains, sun dials, flag poles, walkways, at-grade patios, play equipment, tree houses, basketball courts, tennis courts, pet houses or private kennels for 2 or fewer domestic animals, whirlpools, and saunas. Attached garages, attached carports, and decks shall be considered part of the principal residential building, not an accessory residential structure.

Regulations:

(a) If proposed to be constructed in advance of the principal building (dwelling) on the same lot, ~~shall not exceed 1,500 square feet;~~ shall be required to submit a site plan under [Section 17.8.40](#); and shall site such accessory residential structure with relation to appropriate locations for a future dwelling, private well and on-site waste treatment system, and driveway. (Am. #2006-06-477)

(b) Shall be located on the same zoning lot or mobile or manufactured home site as the dwelling with which it is associated.

(c) Shall not be used as a dwelling or for any commercial purpose, except as permitted in an approved expanded home occupation.

(d) Reserved. (Dltd. #2006-06-477)

(e) There shall be not more than one accessory residential structure per mobile or manufactured home lot or site within a manufactured or mobile home park.

(f) Any detached garage, carport, or shed of 1,500 square feet or greater ~~shall require a conditional use permit and~~ shall be set back from all property lines and roads a distance equal to the required principal building setbacks. (Am. #2006-06-477)

(g) Reserved. (Dltd. #2006-06-477)

(h) Within a condominium there shall be not more than 2 detached accessory residential structures per unit; and the use of common/shared detached accessory residential structures are encouraged and shall be considered before individual detached structures are permitted. When common/shared detached accessory residential structures have not been first considered within the condominium, such may be grounds for denial of a zoning permit. (Cr. #2006-06-477)

17.2.100 - PERMITTED AND CONDITIONAL LAND USES BY ZONING DISTRICT.

The tables included in this section list the various land uses that are allowed as permitted by right uses and conditional uses in the various base zoning districts. Detailed descriptions and regulations associated with each of the land uses are included in [Division 17.3](#). Use of these tables shall be guided by the following provisions:

- (1) Land uses designated with a "P" in the tables are permitted by right in the associated base zoning district, per any additional requirements associated with the specific base zoning district, any additional requirements under applicable overlay zoning districts, the associated land use description included in [Division 17.3](#), any other requirements of this chapter, and all other applicable County, State and Federal regulations.
- (2) Land uses designated with a "C" in the tables are conditional uses in the associated base zoning district, subject to all the requirements listed as applicable to uses permitted by right in subsection (1) above, plus any additional requirements applied as part of the conditional use process described under [Section 17.8.30](#). Each application for, and instance of, a conditional use shall be considered a unique situation and shall not be construed as precedence for similar requests.
- (3) Land uses for which a blank space is shown in a cell of the tables are not allowed as either permitted by right or conditional uses within the associated base zoning district. Existing land uses fitting that description may be allowed to continue as legal nonconforming uses per the provisions of [Section 17.7.01](#)
- (4) Although a land use may be indicated as a permitted by right or conditional use in a particular zoning district, it does not follow that such a land use is permissible on every parcel in such district. No land use is permissible on a parcel unless it can be located thereon in full compliance with all of the standards and regulations of this chapter applicable to the specific land use and parcel in question, unless an appropriate variance has been granted pursuant to [Section 17.8.60](#)

	Forestry	Agriculture	Rural Lands 2	Rural Lands 4	Suburban Residential	Rural Residential 1	Rural Residential 2	Rural Residential 3	Rural Residential 4	Rural Residential 5	Mixed Residential	Mobile Home Park	Recreation	Planned Business	General Business	Crossroads Mixed Use	Planned Industrial	General Industrial
Accessory Residential structure <1500ft ²	P	P	P	P	P	P	P	P	P	P	P	P	P			P		
Accessory Residential structure > 1500ft ²	P	P	P	P	C	C	C	C	P	P	C		C			C		

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Accessory NonResidential structure > 25,000ft ³		C	C	C									C	P	P	C	P	P