

# Accessory Square Footage Guide

Property Address \_\_\_\_\_ Date \_\_\_\_\_

An accessory structure is a structure considered accessory or secondary to the primary use of the property. In residential zone districts, the home is considered the primary use, while garages, sheds and ADUs are considered accessory uses. Our **Zoning Resolution** prohibits having an accessory use or structure on a property without a primary use or structure.

## SIZE REQUIREMENTS FOR ACCESSORY STRUCTURES

### 1 Total Size Limitations

The total of all of the accessory square footage on a property cannot exceed the primary square footage.

#### Accessory Square Footage

- Attached and detached garages
- Sheds
- Coops or runs  
*(unless in an Agricultural zone district)*
- Accessory dwelling units + detached living space  
*(ADUs, often called mother-in-law units)*
- Greenhouses, barns or stables  
*(unless in an Agricultural zone district)*

#### Primary Square Footage

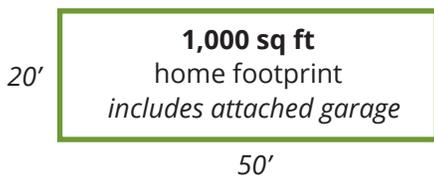
- The home's square footage includes all living space, including unfinished basements and fully-enclosed porches. We generally use figures reported from the Assessor's Office unless a stamped survey shows otherwise

\* Note, covered porches and decks don't count towards primary or accessory square footage.

attached garage	+	detached garage	+	shed(s)	+	ADU	+	other	=	<b>total accessory square footage</b>
_____		_____		_____		_____		_____		_____
										<i>must be less than</i>
		first floor	+	second floor	+	basement	+	fully-enclosed porch	=	<b>total primary square footage</b>
		_____		_____		_____		_____		_____

### 2 Maximum Footprint

The footprint of any accessory structure cannot exceed 75% of the house's footprint. In this case, an attached garage counts as part of the house's footprint, but decks and porches do not.



home footprint	x	0.75	=	<b>maximum footprint</b>
_____				_____

### 3 Height Limitation

In most zone districts an accessory structure cannot exceed the height of a primary structure, the exception being agricultural zone districts. In many zone districts there's an accessory structure maximum height. Accessory structures in those zone districts **cannot exceed the height of the house or the maximum height, whichever is less**. In most cases we measure the height of each structure from the average grade to the midpoint of the roof.

### 4 Setbacks

Any accessory structure must meet the setback requirements of the underlying zone district. Even when replacing an existing structure in the same place, the new structure must comply with current setback requirements unless relief from setbacks has been granted.

\* Exceeding Total Accessory Square Footage OR Maximum Footprint requires relief from the Board of Adjustment.