



RESIDENTIAL ACCESSORY STRUCTURES INFORMATION

The purpose of Development Code Chapter 17.42 *Accessory Structures* is to protect the public health, safety, and welfare by maintaining safe distances between structures, establishing architectural compatibility between primary structures and certain types of accessory structures, and minimizing potential impacts associated with lot coverage, privacy, and maintenance of light and air space.

What is an Accessory Structure?

A subordinate building which is incidental and **not attached to the main building** on the same lot. If an accessory building is attached to the main building or if the roof is a continuation of the main building roof, the accessory building shall be considered an addition to the main building;

Includes structures regardless of whether a building permit is required, including, but not limited to, **enclosed and unenclosed patios, barns, guesthouses, garages, carports, storage buildings/sheds, trellis, gazebos, decks, and real or artificial rockscapes.** ([Chapter 17.140](#))

Accessory dwelling units (ADU) are not considered accessory structures for the purposes of this chapter; accessory dwelling units are governed by the requirements of Development Code Chapter 17.100. Accessory structures shall not contain indoor cooking facilities (combination of a sink, cooking apparatus, and refrigeration appliance) and should not be designed for full time living or rental purposes. ([Chapter 17.42](#))

Residential Detached Accessory Structure Guidelines

This chapter regulates detached accessory structures that are larger than 120 square feet in size and/or taller than six (6) feet in height. ([Chapter 17.42](#))

Setbacks

Applies to detached accessory structures only. Attached enclosed structures shall meet setback requirements of the property's zone.

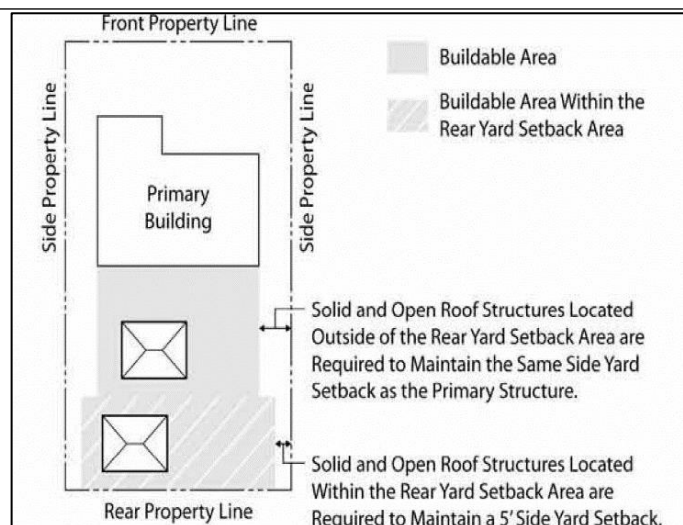
Front Yards (outside of front yard setback area)
Refer to Table 17.42.040-1 in [Chapter 17.42](#).

Rear Yards
A minimum setback of five (5) feet from the rear property line is required.

Interior Side Yards
Refer to Figure 17.42.040-2 in this handout for special setbacks.

Street/Corner Side Yards
Accessory structures are **not permitted** in street side yards unless they are less than six (6) feet tall and less than 120 square feet in area.
Swimming pools, spas, and related equipment are permitted with a minimum five (5) foot setback from the property line to the water's edge and to the equipment.

FIGURE 17.42.040-2 SPECIAL SETBACKS FOR ACCESSORY STRUCTURES IN REAR YARDS





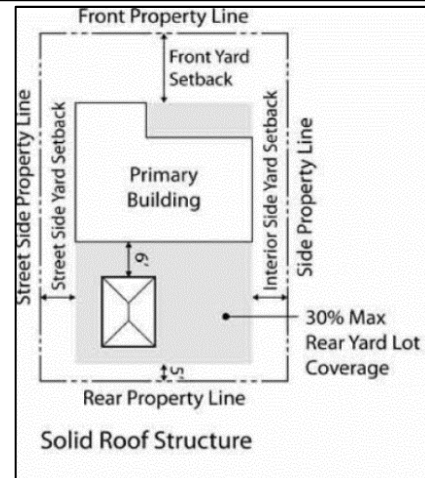
Lot Coverage

Applies to all solid roof structures and decks over three (3) feet in height. Does not apply to open roof structures or swimming pools or spas.

- Maximum 30% lot coverage of required rear yard area for the property's zone.
- Shall not exceed the overall lot coverage for the property's zone.

Refer to [Chapter 17.36.010](#) for residential zone standards or contact the Planning Department for more info.

FIGURE 17.42.040-1 SETBACK MEASUREMENTS FOR ACCESSORY STRUCTURES



Height

- Maximum height for all detached accessory structures is sixteen (16) feet measured from the finished ground surface to the highest point of the structure.
- Swimming pools and spas have a maximum height of five (5) feet and pool accessories up to eight (8) feet.

Exterior Design

- The design of accessory structures must reflect the building materials consistent with those of the primary structure. Individual structures must exhibit a consistent and unified palette of textures, materials, and colors. ([Chapter 17.120.030](#))
- Accessory structures shall have roofing material that matches the roofing material on the existing residential structure(s);
- Accessory structures for equestrian or agricultural uses such as barns for keeping of horses or storing of agricultural equipment may include other roof materials (e.g., metal) as approved by the planning director. ([Chapter 17.136.010](#))
- Properties within the **Wildland-Urban Interface Fire Area** may propose alternative materials for fire safety. Contact the Planning Department for more information. Visit the website to see if your property is within this area: <https://www.cityofrc.us/public-safety/fire/wildland-fire-area-info>

Building Permits

A building permit is required to construct or install an accessory structure over 120 square feet in area or taller than six (6) feet in height. Building permits are required for electrical, mechanical, and plumbing work within accessory structures regardless of size or height. Contact the Building & Safety Department for more information by calling 909-477-2710 or texting 909-488-4668 or email EDRnotification@cityofrc.us or visit their website at <https://www.cityofrc.us/community-development/building-safety>.

Contact Us – Planning Department

Phone: 909-774-4330

Email: Planning@cityofrc.us

Website: <https://www.cityofrc.us/community-development/planning>