



the principal structure have been applied for. Processing these requests, staff has interpreted the language of the Code, specifically the terms “incidental to” and “supportive of” the principal structure as meaning that the accessory structure should be smaller than the principal structure. 75% of the square footage of the principal structure has been used as a reasonable size limitation. The number of accessory structures has not been limited as long as the maximum lot coverage for the zoning district is not exceeded.

More recent requests for accessory structures on land used for agricultural purposes have raised concerns with this limitation.

#### Administrative Interpretation:

It is the Director’s interpretation that it is appropriate to consider the size of accessory structures differently in different zoning districts. In those residential districts considered “urban” in nature (i.e. Residential districts RSF-2 and higher in intensity), accessory structures will be limited to a percentage of the size of the principal structure. 75% of the square footage of the principal structure will be the maximum allowed.

For all other residential zone districts, accessory structures will be allowed up to 75% of the square footage of the principal structure or 10% of the parcel size, whichever is greater.

All activities meeting the definition of Agriculture in Section 9.27 of the Zoning and Development Code will be exempt for the Accessory Structure limitations.

The number of accessory structures will be regulated by the maximum lot coverage for each zone district as shown in Table 3.2 of the Zoning and Development Code.