

## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** Planning & Zoning Department    **DATE:** February 5, 2026

**SUBJECT:** Discussion regarding possible revisions to accessory structure regulations

**PRESENTER:** Cori Reaume, Director of Planning

### GENERAL DESCRIPTION:

At the January 15<sup>th</sup> Planning & Zoning Commission meeting, staff discussed the history of SUP applications related to accessory structures. This is a continuation of that topic.

The regulations applicable to accessory structures are generally located in [Section 118-718](#) of the City's Code of Ordinances. The code does include provisions by which an individual property may gain approval (through a Special Use Permit) for deviations from the accessory structure regulations, often for things such as maximum size, maximum wall height, and/or roof pitch.

As provided at the last meeting, the full review of SUP applications for accessory structures are provided below:

|             | Second Dwelling Unit | Floor Area | Wall Height | Bldg Height | Exceeds Home Size | Building Setback | Roof Pitch | Driveway Material | Carport for accessory structure | Separate Elec. Meter Allowed | Number of Buildings |
|-------------|----------------------|------------|-------------|-------------|-------------------|------------------|------------|-------------------|---------------------------------|------------------------------|---------------------|
| SUP 2021-03 | X                    |            |             |             |                   |                  |            |                   |                                 |                              |                     |
| SUP 2021-07 |                      | X          |             |             |                   |                  |            |                   |                                 |                              |                     |
| ZC22-0043   |                      | X          | X           |             | X                 |                  |            |                   |                                 |                              |                     |
| ZC21-0005   |                      | X          |             |             |                   | X                |            |                   |                                 |                              |                     |
| ZC22-0044   |                      | X          |             |             | X                 |                  | X          | X                 |                                 |                              |                     |
| ZC22-0045   |                      |            |             |             |                   |                  |            | X                 | X                               |                              |                     |
| ZC23-0074   |                      | X          |             |             |                   |                  | X          |                   |                                 | X                            |                     |
| ZC24-0101   |                      | X          | X           |             |                   |                  |            |                   |                                 |                              |                     |
| ZC24-0104   |                      | X          | X           |             |                   |                  |            |                   |                                 |                              |                     |
| ZC24-0111   |                      | X          | X           | X           |                   |                  |            |                   |                                 |                              |                     |
| ZC25-0130   |                      | X          | X           |             |                   |                  | X          | X                 |                                 |                              |                     |
| ZC25-0143   |                      | X          | X           |             |                   |                  | X          |                   |                                 |                              |                     |
| ZC25-0147   |                      | X          | X           | X           |                   |                  |            |                   |                                 |                              | X                   |

This agenda item is intended to be a continuation of this discussion, and conversation about possible revisions, primarily to address common requests related to floor area, wall height, and roof pitch.