

SECTION 30.4 ACCESSORY BUILDINGS AND USES (Ord. No. 315-612)

All accessory buildings and uses are subject to the following provisions, except where more restrictive requirements are established by other sections of this ordinance.

- A. **RELATIONSHIP OF ACCESSORY USE TO PRINCIPAL USE.** Accessory buildings and uses shall be incidental to and not alter the character of the site from that created by the principal use.
- B. **RESIDENTIAL USE OF AN ACCESSORY BUILDING.** It shall be unlawful and a violation of this ordinance for any person to use any garage, barn, stable, or other accessory structure for residential purposes without first obtaining any necessary planning entitlements, and thereafter a building permit, to support a legal conversion of use.
- C. **ATTACHED ACCESSORY BUILDING.** Accessory buildings which are attached to the primary use building or dwelling (i.e. garage attached to a house, storage shed attached to the side of a business) are permitted in any zone subject to the following driveway and setback requirements:
 - 1. **Minimum driveway.** Any structure to be utilized for parking or storing vehicles shall be located on a lot so as to provide a minimum of twenty (20) feet of driveway between the structure and any road easement, right-of-way line, or alley.
 - 2. **Setbacks:** Attached accessory buildings shall meet the same zone setback standards, if any, required for the main building, except where more restrictive setback standards are established by other sections of this ordinance, the Trinity County Floodplain Ordinance, or by the Trinity County Fire Safe Ordinance.
- D. **DETACHED ACCESSORY BUILDINGS.** Detached accessory buildings (garages, carports, agricultural structures, wood sheds, or other structures) are permitted subject to the following requirements:
 - 1. **Timing of construction:** Accessory buildings, temporary structures, and swimming pools shall be constructed or otherwise established at the same time as, or after the main building or use, except where earlier construction is permitted as follows:

- a. A Planning Director's Issued Use Permit must be obtained pursuant to Section 32 of this Ordinance prior to constructing an accessory building before the main building, except only those structures listed in Subsections 30.4 D.1b.&c. below. The Planning Director may approve, approve with conditions, or deny such requests.
 - b. Agricultural structures, such as barns, agricultural equipment sheds, and similar structures, shall be permitted prior to the main dwelling subject to compliance as specified in other subsections found in this Section.
 - c. Construction of a one-story garage or storage shed not in excess of 750 sq. ft. in floor area shall be permitted prior to the main dwelling within the “U”, “RR”, “A”, “AF”, and “TPZ” zoning districts.
2. General setbacks: Detached accessory buildings shall be subject to the following driveway and setback standards, except where more restrictive standards are established by other sections of this ordinance, the Trinity County Floodplain Ordinance, or by the Trinity County Fire Safe Ordinance.
- a. Minimum driveway. Any structure to be utilized for parking or storing vehicles shall be located on a lot so as to provide a minimum of twenty (20) feet of driveway between the structure and any road easement, right-of-way line, or alley.
 - b. Commercial, industrial, and public facility zones. Detached accessory buildings and uses located in any commercial, industrial, or public facility zoning district (“C-1”, “C-2”, “C-3”, “H-C”, “I”, or “PF” districts) shall meet the same zone setback standards, if any, required for the main building.
 - c. Other zones. Detached accessory buildings and uses located in zoning districts other than those noted in Subsection 30.4 D.2.b shall meet the minimum setbacks provided in the following table.

Setbacks:	Requirements:
a. Front Yard	20 feet minimum
b. Road easement or right-of-way 1] If situated along the front yard 2] If situated along the side or rear yards	20 feet minimum 10 feet minimum
c. Interior Side Yard	5 feet minimum
d. Street Side Yard (corner lots)	10 feet minimum
e. Rear Yard	5 feet minimum
f. Alley	10 feet minimum

3. Maximum height: The maximum height for a detached accessory structure shall be limited to twenty-five (25) feet, provided that additional height may be permitted upon first securing a Planning Commission Use Permit pursuant to Section 32 of this Ordinance. This provision shall not apply to the heights of agricultural structures which need only comply with the maximum height requirement for the zone in which located.