

City of Pacific Ordinance.

Section 400.180 Accessory Buildings, Structures and Uses.

A. *Authorization.* Accessory buildings and structures may be permitted in any zoning district in connection with a use which is permitted within such district.

B. *Criteria.* An accessory building or structure must meet all of the following criteria in order to be permitted in any zoning district:

- 1.** An accessory building or structure shall serve and not be physically attached to a principal building or structure located on the same lot.
- 2.** An accessory building or structure shall contribute to the comfort, convenience or principal use of the principal building or structure or occupants thereof.
- 3.** An accessory building or structure shall be subordinate in area, extent of use and fair market value to its principal building or structure.
- 4.** Except as specifically exempted by this Section, accessory buildings or structures shall comply with all provisions of this Chapter.

C. *Permitted Accessory Uses and Structures.* A permitted accessory use is any use or structure that complies with the above definitions including, but not limited to, the following typical uses:

- 1.** To the extent allowable under applicable district provisions and parking and loading requirements under Section **400.235** and if otherwise in compliance with the provisions of this Chapter, off-street parking and loading areas shall be permitted if devoted entirely to the principal use or activity.

D. *Development Standards.*

[Ord. No. 3293, 10-19-2021]

- 1.** No accessory building or structure shall be permitted in any required front yard.
- 2.** No accessory building or structure shall be used prior to the establishment of its principal building or structure, except as an otherwise allowable temporary construction facility for the principal building or structure.
- 3.** Accessory buildings and structures shall be set back at least five (5) feet from the rear lot line and at least five (5) feet from the side lot line, including eaves or other overhangs or projections. Above ground swimming pools shall maintain a ten (10) foot setback from all property lines.
- 4.** (Reserved)
- 5.** No part of any accessory building or structure shall be located closer than ten (10) feet to any principal building or structure or other accessory building or structure, including eaves or other overhangs or projections.
- 6.** Accessory buildings or structures in any residential district shall not exceed the height of the primary structure or fourteen (14) feet in height, whichever is less.
- 7.** Accessory structures must be architecturally consistent in design with the principal structure and constructed of materials and have exterior finishes which are compatible and harmonious with those of the principal structure.

8. Cargo containers are prohibited for use as accessory buildings or structures in residentially and commercially zoned districts. Cargo containers that are located in residential and commercial districts as of the effective date of this Subsection (10-19-2021) shall be removed within two (2) years of the effective date of this Subsection.

9. Accessory buildings may not have interior or exterior lighting which would shine directly on any adjacent property.

10. No accessory structure may be so located as to block natural surface water drainage or cause a diversion of surface water onto other properties.

11. Accessory structures and uses shall otherwise comply with all the development standards, codes, and floodplain regulations applicable to the zoning district in which they are located to include lot coverage.

Accessory buildings 200 sq ft. or less do not require a permit, but must meet the setbacks listed in Section 400.180 D.

2018 IRC

R403.1.4.1 Frost protection. Except where otherwise protected from frost, foundation walls, piers and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods: 1. Extended below the frost line specified in Table R301.2.(1). 2. Constructed in accordance with Section R403.3. 3. Constructed in accordance with ASCE 32. 4. Erected on solid rock. Footings shall not bear on frozen soil unless the frozen condition is permanent.

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Exceptions:

1. Protection of free-standing accessory structures with an area of two hundred (200) square feet (56 m²) or less, of light-frame construction, with an eave height of 10 feet (3048 mm) or less shall not be required.