

18.43.020 Accessory Uses and Structures

- A. **Accessory Uses.** An accessory use structure, building, or tent shall be allowed only in conjunction with a principal use or building to which it relates under the same regulations as the main use in any zoning district. Accessory structures, buildings, or tents shall be designed to be of similar and compatible architecture and materials as the main buildings.
- B. **Portable Commercial Accessory Structures.**
1. Except in the “SC,” “RC,” “GC,” “GC-VR,” “HC,” “GI,” “HI,” and “PF” Districts, the use of portable storage containers, such as shipping containers, storage sheds, temporary shade covers, trailer covers, and similar storage structures, shall be limited to use during construction or remodeling on sites where a valid building permit has been obtained. The maximum time period for use is one year from issuance of a building permit unless a longer period is authorized by a site development permit approved by the Development Services Director. The structure must be removed within fourteen (14) days of receiving an occupancy permit from the Building Official.
 2. Within the “SC,” “RC,” “GC,” “GC-VR,” “HC,” “GI,” “HI,” and “PF” Districts, portable storage containers, may be utilized as an accessory use for long-term storage unrelated to construction or remodeling subject to the granting of a building permit.. The portable storage containers shall not be located within any required setback, parking, or landscape areas, shall be located on a level surface paved with asphalt concrete or Portland cement concrete, shall be a neutral earth-tone color compatible with permanent buildings on the premises, shall be maintained in a good state of repair, shall be screened from view of public streets and residential districts, and may be served by electrical power for the purpose of interior lighting and/or climate control. A maximum of two (2) portable storage containers not exceeding a total floor area of six-hundred-fifty (650) square feet shall be permitted for long-term storage on sites of one acre or less and a maximum of four (4) portable storage containers not exceeding a total floor area of one-thousand-three-hundred (1,300) square feet shall be permitted for long-term storage on any site greater than one acre. Additional portable storage containers may be permitted subject to approval of a Site Development Permit by the Development Services Director.
- C. **Residential Accessory Uses and Structures.** When allowed, specific residential accessory uses and structures are subject to the provisions of this section. Residential accessory structures include any uses that are customarily related to a residence, including garages, greenhouses, storage sheds, studios, swimming pools, spas, workshops, detached covered decks and patios, detached uncovered decks and patios eighteen inches (18”) in height or greater, and similar structures. Structures under one-hundred-twenty (120) square feet in size not requiring a building permit, uncovered decks and patios less than eighteen inches (18”) in height, and fences, are not subject to the regulations in this section. Additional regulations for accessory dwelling units are located in Section 18.43.140, Accessory Dwelling Units. Private swimming pools, spas, and hot tubs are allowed as accessory uses to approve residential uses on the same site subject to the regulations in Section 18.40.160 of this code. Accessory storage structures within front-yard or street-side yard setbacks are prohibited as noted in Schedule 18.31.030-C, Note (9).

1. **General Requirements.** All accessory uses and structures are subject to the following standards, except where more restrictive requirements are established by other provisions of this section for specific uses.
2. **Relationship of Accessory Use to Main Use.** Accessory uses and structures shall be incidental to the main use, and not alter the character of the site from that created by the main use. No lot may be used solely for an accessory building or structure (including pools) other than fencing.
3. **Attached Structures.** An attached structure is not, by definition, an accessory structure. A structure shall be considered attached to a main structure if it is architecturally compatible with and made structurally a part of the main structure, including sharing a common wall or roof-line with the main structure. A structure attached with a breezeway connecting a door of the residence to a door of the detached structure, with a roof that is a minimum of 8 feet in width and a maximum of 15 feet in length, will be considered a part of the main structure for the purposes of this code. An attached structure shall comply with all requirements of this code applicable to the main structure, including, but not limited to setback requirements and height limits.
4. **Detached Structures in the RL Zone.**
 - a. **Number of Structures.** The number of detached accessory structures shall be limited to two, unless a site development permit is approved by the Director for additional structures.
 - b. **Size.** The floor area of detached accessory structures shall not exceed one-thousand-five-hundred (1,500) square feet of floor area per acre of land. Larger structures shall require approval of a site development permit by the Director. In reviewing a request for additional size, the Director may consider neighborhood compatibility, overall lot coverage, and relationship of the accessory structure to the main structure and use, and any circumstances unique to the site or the neighborhood.
 - c. **Height.** The maximum height shall not exceed twenty-five feet (25'). Additional height may be permitted with approval of a site development permit by the Director.
 - d. **Building Separation.** Detached accessory structures requiring a building permit, shall comply with the applicable building separation requirements of the most recent edition of the California Building Code as adopted by the City of Redding.
 - e. **Setbacks.** Detached accessory structures shall meet the same setback requirements as the main building.

5. **Detached Structures in the RE, RS, and RM Zones.**

- a. **Number of Structures.** The number of detached accessory structures shall be limited to two (2) unless a site development permit is approved by the Director for additional structures.
- b. **Size.** Detached accessory structures shall not exceed a cumulative floor area of one-thousand-five-hundred (1,500) square feet unless a Site Development Permit is approved by the Director for a greater amount. In reviewing a request for additional size, the decision-making body may consider neighborhood compatibility, overall lot coverage, relationship of the accessory structure to the main structure and use, and any circumstances unique to the site or the neighborhood. The maximum lot coverage allowed by Schedule 18.31.030 C: Development Regulations - Residential Uses, shall not be exceeded.
- c. **Height.** The maximum height shall not exceed twenty-two feet (22'). Additional height may be permitted with approval of a Site Development Permit by the Director.
- d. **Building Separation.** Detached accessory structures requiring a building permit, shall comply with the applicable building separation requirements of the most recent edition of the California Building Code as adopted by the City of Redding.
- e. **Setback Requirements.**

Type of Structure	Setbacks from Property Line			
	Front Yard	Corner Side Yard (street side)	Side Yard	Rear Yard
<i>Accessory structures 16 feet or less in height</i>				
Detached garages & carports	20 feet*	20 feet	5 feet	10 feet**
All other accessory structures	15 feet*	15 feet	5 feet	10 feet
<i>Accessory structures over 16 feet in height</i>				
Detached garages & carports	20 feet*	20 feet	10 feet	15 feet**
All other accessory structures	15 feet*	15 feet	10 feet	15 feet

Notes:

¹The Director may apply the setback requirements for accessory structures sixteen feet (16') or less in height to an accessory structure whose roof exceeds sixteen feet (16') in height when he/she determines that the additional height is necessary to achieve architectural compatibility with the main dwelling(s) on the property. In all other cases, the setback requirements for accessory structures over sixteen feet (16') in height shall apply.

²The front of the accessory structure shall not be located closer to the street than the front of the existing or proposed primary residence unless a zoning exception is approved.

³. For a garage or carport that is directly accessible from an alley, that is a minimum of 20 feet in width, the minimum rear-yard setback is 5 feet.

6. **Shade Structures.** Shade structures, such as covered patios, arbors, trellises, gazebos, and similar structures that are not typically used or designed for shading equipment, vehicles, or similar items, may be attached or detached from the residence. If detached, said structures may be placed adjacent to the main structure and need not be separated by a defined distance. However, such a structure located within ten feet (10') of the residence will be considered part of the residence for the purposes of determining compliance with building-setback requirements. Shade structures located greater than ten feet (10') from the residence shall be considered a detached structure subject to the regulations above in Section 18.43.020(C)(5). Freestanding canopies, awnings, and similar temporary shade structures may not be erected or maintained within any front, side, or rear setback.