

ACCESSORY STRUCTURE STANDARDS

Sec. 27-126. Accessory structures.

The following requirements apply to all structures which are accessory to conforming uses. Expansion of nonconforming uses by the construction or addition of accessory structures shall not be permitted.

- (1) Accessory structures to a single-family detached dwelling in all districts.
 - a. Accessory structures with a gross floor area (including parking areas) of less than fifteen (15) percent of the minimum required lot size.

- 1. Accessory structures must meet the following setbacks:

RS-75, RS-100, RS-150 All other residential districts

From front lot line	60 feet	60 feet
From corner lot line	15 feet	7 feet*
From side lot line	3 feet	3 feet
From rear lot line	3 feet	3 feet

*The structural edge of the vehicular entrance to the garage, carport or any vehicular storage area must be setback a minimum of fifteen (15) feet from the property line. Please see Section 27-77, Table 4-2.

- 2. Accessory structures shall not exceed fifteen (15) feet in height, unless the proposed structure is located in a National or Local Historic District. In such instances, the Zoning Administrator, after consultation with the Administrator for Historic Preservation, may determine that taller structures are characteristic of the district, and may approve a height increase up to 50 percent of the height limitation.
- 3. For RS-150, RS-100 and RS-75 districts, there shall be a minimum separation of ten (10) feet between principal and accessory structures on the same zoning lot. For all other districts, the minimum separation between the accessory and principal structure shall be five (5) feet. For all districts, a covered walkway open at least two (2) sides may be attached to the principal structure. The required separation shall be the distance measured between the vertical planes established from the eaves to the ground. (See Diagram 6.1) Principal and accessory structures shall not be connected by any type of enclosed passageway or room addition unless all structures meet principal structure setbacks.

- b. Accessory structures with a gross floor area (including parking area) larger than fifteen (15) percent of the minimum required lot size must meet principal structure setbacks as referenced in section 27-77, Table 4-2, Schedule of Area Height, Bulk and Placement Regulations.
- c. An accessory structure shall not be separately metered for electricity or water.

- (2) Accessory structures to multifamily residential dwellings in all districts.
 - a. Accessory structures shall not exceed thirty-five (35) feet in height.
 - b. Accessory structures shall comply with yard requirements for principal structures in that district.

- (3) Portable accessory structures in all residential districts. Portable accessory structures are those structures without a permanent foundation and capable of being moved intact. Portable accessory structures shall meet all of the requirements for accessory structures as outlined in subsection (1) above and shall also meet the following specific requirements:
- a. Only one (1) portable accessory structure shall be allowed per zoning lot.
 - b. Portable accessory structures shall not be permitted within the required water yards of waterfront property.
 - c. No mechanical equipment shall be operated within or attached to the structure.
 - d. Trailers, storage containers, mobile homes, and tractor trailers shall not be used as permanent or portable accessory structures, except that a commercial storage container may be used while renovation is occurring on the building(s) on the property with an active building permit. The storage container must be placed on the property in compliance with accessory structure setbacks as required above, and shall be removed upon completion and sign-off of the final inspection of the active building permit noted herein.”
- (4) Accessory structures to nonresidential uses in all zoning districts.
- a. All structures must comply with yard requirements of the zoning district in which they are located.
 - b. Portable accessory structures shall be limited to one (1) per zoning lot and shall be anchored in a method approved by the building department.
 - c. Portable accessory structures shall not be located within the required setback of water lots.
 - d. Trailers, mobile homes and tractor trailers shall not be used as permanent or portable accessory structures.
- (5) Accessory parking structures.
- a. Parking structures which are accessory to the principal residential use of the property may be permitted in any multifamily district or any multifamily PD project provided the structure meets the schedule of area, height, bulk and placement regulations for primary structures in that district.
 - b. Parking structures which are accessory to mixed nonresidential uses are permitted provided they meet the schedule of area, height, bulk and placement regulations for primary structures in that district.
- (6) Temporary portable buildings and trailers located on Hillsborough County School Board property.
- a. All portable buildings and trailers must comply with yard requirements of the zoning district in which they are located.
 - b. Installation or relocation of portable buildings or trailers requires compliance with section 27-130, Buffers and screening, and section 27-237, Off-street parking required, and a low hedge when across from residences.
 - c. Two-year time limit. After two (2) years, the temporary status of the portables and trailers will be deemed to be permanent and their continued use will require approval (including special use approval by city council, if required) as if the use was an increase in intensity.
- (7) All accessory structures must be setback a minimum of fifteen(15) feet from any seawall or jurisdictional high water line on the Hillsborough River.