

Board of Adjustment

Staff Report

CASE NUMBER: BOA17-00559
LOCATION/ADDRESS: 2340 E. Hermosa Vista Drive
COUNCIL DISTRICT: District 1
STAFF PLANNER: Kim Steadman, Senior Planner
OWNER/Applicant: Mike Wandler

REQUEST: *Requesting Variances to allow two detached accessory structures: 1) to be placed in front of the front line of the primary dwelling; 2) to be placed in the required front yard setback; and 3) to exceed the maximum allowed height in the required front yard setback; and requesting a Variance to allow a fence to exceed the maximum allowed height in the required front yard setback, in the RS-15 District.*

SUMMARY OF APPLICANT’S REQUEST

The applicant is requesting variances to allow a 7’-4”-tall wall, and two accessory structures to be built in the required front yard setback in the RS-15 District.

STAFF RECOMMENDATION

Staff recommends **denial** of case **BOA17-00559**.

SITE CONTEXT

CASE SITE: Existing Single Residence – Zoned RS-15
NORTH: Existing single residences – Zoned RS-15
SOUTH: (Across Hermosa Vista Drive) Existing single residences– Zoned RS-15
EAST: Existing Tract ‘B’ – Zoned RS-15
WEST: Existing single residences – Zoned RS-15

INTRODUCTION

1996/1997 Aerial Photo

This 1.8-acre parcel is located on the north side of Hermosa Vista Drive, just west of 24th Street. It is Tract “A” of the 1997 recorded subdivision “Hermosa Vistas”. The house predates the subdivision and is set over 150’ from the street within an orange grove. The applicant is building a wall and two detached accessory buildings in the required front yard setback, and is requesting variances from Code to allow these nonconformities.

A Code Compliance call about the new construction resulted in a Stop Work order when it was found that the work was being done without a permit. The applicant applied for a permit, but the proposed structures do not comply with Code, hence this request for variances.



Beginning a construction project without a permit does not constitute a hardship, or justification for a variance; the Board is advised to review the application as a “plan on paper”.

STAFF ANALYSIS

Street View: Viewed from the street, the proposed construction is a 6'-tall wall* set 12'-8" back from the front property line. The wall angles back to the main gates, which are set back $\pm 25'$ from the front property line. On both sides of the main gates, the wall rises to 9'-6" tall,** concealing two accessory buildings, or gate houses. There is also a secondary set of gates (toward the east side of the property). The walls are proposed to be finished with stucco, to tie in with an adjacent wall on the east property line.

* The application identifies the wall height as 6' tall, as measured from the finished floor of the new accessory buildings. Per MZO 11-2-3.E, wall height should be measured from ground level. Based on Code Compliance photos the wall is 7'-4" tall.

**The application identifies the building height as 9'-6", as measured from finished floor. Building height should be measured from ground level. Code Compliance photos of the construction in progress suggest the buildings are 10'-10" tall, with a parapet line that varies in height.

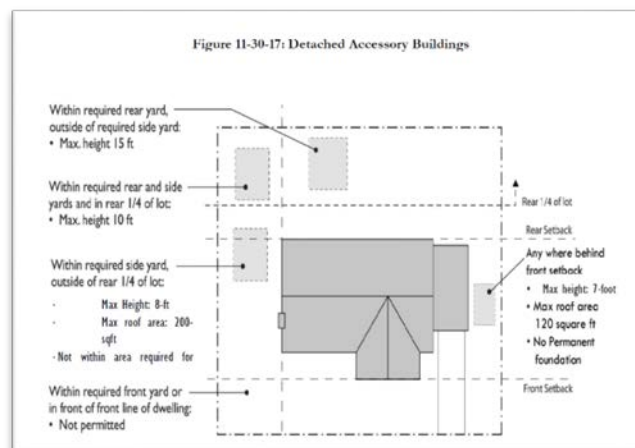


The placement of the wall and buildings is out of compliance with four separate development standards of the Mesa Zoning Ordinance (MZO). Each deviation from code has been listed as a separate request for a variance. Each request for variance is explained separately below:

VARIANCE #1:

This variance would allow two Detached Accessory Buildings (DABs) to be located in front of the primary dwelling:

The Code sets up multiple options for locating accessory buildings in the side and rear yards of residential properties, but accessory buildings are expressly not permitted in front of the house (per MZO11-30-17.B.5). In the context of standard-sized lots on a residential street this ensures that sheds, etc. will not be built in front of the main façade of the house, maintaining the consistent form of houses set behind a landscaped yard. The applicant proposes two accessory structures (or "gatehouses") in front of the house, using one of the structures to receive delivery of packages. The use of the second accessory structure is not identified. Figure 11-30-17, at right, documents the options for allowing DABs to encroach into the side and rear yards, but not the front.



Variance #1 - The following table presents Code requirements and the requested deviations from Code:

Subject	Code Standard	Proposed	Amount of Discrepancy	Options
(MZO11-30-17.B.5) Detached Accessory Buildings (DABs)	“Shall not be located in the required front yard or in the area between the front of the principal dwelling and the front property line.”	Two 258-SF DABs are proposed in the area between the front of the principal dwelling and the front property line.	Not allowed by Code.	There are other design solutions such as creating a package delivery vault in a wall located behind the required 22' yard.

MZO 11-80-3: A variance shall not be granted unless the...Board of Adjustment shall find upon sufficient evidence to make a determination:

Required Finding:	Staff Discussion:
A. There are special circumstances applicable to the property, including its size, shape, topography, location, or surroundings; and	Staff does not find there are special circumstances that justify a variance. The lot is rectangular, and is larger than the average RS-15 lot. There is ample space to locate the two structures in the side or rear yards, per code.
B. That such special circumstances are pre-existing, and not created by the property owner or appellant; and	The ±1.8-acre lot, the orange grove and the house location are pre-existing circumstances, but they do not justify a variance.
C. The strict application of the zoning Ordinance will deprive such property of privileges enjoyed by other properties of the same classification in the same zoning district; and	Strict application would not deprive the property of any of the standard privileges enjoyed by other properties in the RS-15 zoning district. DABs are not permitted in front of the house on any residential lot. Strict application would mean considering options such as building a wall just a little further back on the lot, and designing the wall with a vault to receive packages, for example.
D. Any variance granted will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located.	This variance, for a ±1.8-acre lot, would be inconsistent with the limitations upon other properties in the vicinity and in the RS-15 zoning district. To allow the two DABs in front of the house would grant special privilege to this property.

Staff's summary of applicant's justification: The applicant has provided the following as justification for the requested variance: The parcel is a large, stand-alone lot with a house set well back within an orange grove. The front wall is needed to secure the orange grove, and one of the DABs is needed for secure delivery of packages; the purpose for the second DAB is not identified. Staff finds these ends could have been met within the constraints of the Code, and the existing condition of an oversized lot affords the applicant more options, not fewer, for complying with Code.

The lot is separate from others, and is the only house on the north side of this block facing Hermosa Vista Drive, mitigating the impact of the requested variances on adjacent properties. Across the street, however, there are standard RS-15 lots facing this property, and they will be impacted by the proposed variances.

Conclusion: Seeking a building permit before constructing the two buildings would have allowed the applicant to learn the Code requirements for locating accessory buildings. The function of a package delivery vault could have been designed into a thickened wall. It did not require constructing two accessory buildings. Staff does not find special circumstances that justify this request for a variance.

Variances #2 and #3 can only be considered once the Board has determined that Variance #1 can be approved, allowing DABs in front of the principal dwelling.

VARIANCE #1 FINDINGS:

1. The house was built in 1989. The lot was later subdivided in 1997 to create the RS-15 lots to the north. This lot became Tract "A" of that subdivision.
2. The lot is zoned RS-15. Adjacent zoning is RS-15 with some SR-9 zoning in the neighborhood.
3. The ±1.8-acre lot is oversized compared to RS-15 standards, which require minimum lot area of ±0.34 acres.
4. The lot fronts on Hermosa Vista Drive, between Alamo and 24th Street. It is the only lot on the north side of this block with a house fronting Hermosa Vista. To the east is an open tract (Tract "B" in the same subdivision).
5. To the west of the subject property is a 6'-tall perimeter wall along the Hermosa Vista Drive property line. This is the side of a property that faces onto N. Alamo.
6. The existing lot size and orange grove do not impede compliance with the Mesa Zoning Ordinance.
7. **The size of the lot provides ample opportunity to locate the proposed DABs to the side or rear of the principal dwelling, as required by Code.**
8. **Per MZO11-30-17.B.5, Detached Accessory Buildings "Shall not be located...in the area between the front of the principal dwelling and the front property line."**

VARIANCE #2:

This variance would allow the two Detached Accessory Buildings (DABs) to encroach into the Required Front Yard Setback:

A "yard," strictly defined for the purposes of the Code, is "An open space on the same lot or parcel of land, other than a court, *unoccupied and unobstructed from the ground upward*, except as otherwise permitted by this Title 11." (Italics added.) The front 22' of an RS-15 lot constitute the required front "yard". The only structure allowed in this yard is a 3'-6"-tall wall. The two proposed DABs are buildings, not walls, and are not allowed in the required front yard. They are proposed at 12'-8" from the front property line, which is a 9'-4" encroachment into the required yard.

This photo, taken by the Code Compliance officer, shows the two DABs under construction.



Variance #2 - The following table presents Code requirements and the proposed deviations from Code:

Subject	Code Standard	Proposed	Amount of Discrepancy	Options
(MZO11-30-17.B.5) Detached Accessory Buildings (DABs)	“Shall not be located in the required front yard or in the area between the front of the principal dwelling and the front property line.”	Two 258-SF DABs located in the required front yard.	Not allowed by Code.	

MZO 11-80-3: A variance shall not be granted unless the...Board of Adjustment shall find upon sufficient evidence to make a determination:

Required Finding:	Staff Discussion:
A. There are special circumstances applicable to the property, including its size, shape, topography, location, or surroundings; and	The discussion of Variance #1 established there is no justification to locate the two DABs in front of the house. Additionally, there is no justification to build in the required front yard setback. There is ample room to place the two buildings in the buildable area of the lot, behind the setback. Staff does not find anything in the size or shape of the lot to justify this variance.
B. That such special circumstances are pre-existing, and not created by the property owner or appellant; and	The ±1.8-acre lot, the orange grove and the house location are pre-existing circumstances, but they do not justify a variance.
C. The strict application of the zoning Ordinance will deprive such property of privileges enjoyed by other properties of the same classification in the same zoning district; and	Strict compliance would not deprive the property of any of the standard privileges enjoyed by other properties in the RS-15 zoning district. Building in the front setback is not allowed.
D. Any variance granted will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located.	This variance, to build in the required front yard setback would be inconsistent with the limitations upon other properties in the vicinity and in the RS-15 zoning district and would constitute a grant of special privilege to this lot.

Staff’s summary of applicant’s justification:

As noted in Variance #1 the applicant’s justifications are:

- The parcel is a large, stand-alone lot,
- The house set well back on the lot, and
- The house is set within an orange grove.

A front wall is wanted to secure the orange grove, and two DABs are integral elements of the front wall. Variance #2 would allow the two DABs to be built in the required front yard setback. Staff finds the existing condition of an oversized lot affords the applicant more options, not fewer, for complying with Code.

Variance #2 would place these two buildings closer to the RS-15 houses across the street. The aerial view of the neighborhood shows that the houses across the street do not have buildings in the required front yard setback.

Conclusion: Observing the required front yard, and keeping it clear of buildings is one of the ground rules within all zoning districts. Nothing about this ±1.8-acre parcel limits the applicant from building within the “buildable area” of the lot.

VARIANCE #2 FINDINGS:

1. The house was built in 1989. The lot was later subdivided in 1997 to create the RS-15 lots to the north. This lot became Tract "A" of that subdivision.
2. The lot is zoned RS-15. Adjacent zoning is RS-15 with some SR-9 zoning in the neighborhood.
3. The ±1.8-acre lot is oversized compared to RS-15 standards, which require minimum lot area of ±0.34 acres.
4. The lot fronts on Hermosa Vista Drive, between Alamo and 24th Street. It is the only lot on the north side of this block with a house fronting Hermosa Vista. To the east is an open tract (Tract "B" in the same subdivision).
5. To the west of the subject property is a 6'-tall perimeter wall along the Hermosa Vista Drive property line. This is the side of a property that faces onto N. Alamo.
6. The existing lot size and orange grove do not impede compliance with the Mesa Zoning Ordinance.
7. **The size of the lot provides ample opportunity to build outside of the required front yard setback**
8. **Per MZO11-30-17.B.5, Detached Accessory Buildings "Shall not be located in the required front yard..."**

VARIANCE #3:

This variance would allow the two Detached Accessory Buildings (DABs) to exceed the maximum allowed height in the required front yard setback:

Variance #2 established that buildings are not allowed in the required front yard setback. In addition to encroaching into the required front yard, the two buildings also exceed the allowed height of the one structure (walls) permitted in the required front yard. The applicant identifies the proposed height of the DABs as 9'-6" above finished floor. Based on photos, the height *from grade* appears to be ±10'-10" with a parapet that steps up, Santa Fe style, in several levels.



Variance #3 -The following table presents Code requirements and the proposed deviations from Code:

Subject	Code Standard	Proposed	Amount of Discrepancy	Options
Front Yard (or "setback") (MZO Table 11-5-3 - Development Standards)	Table 11-5-3 establishes a 22' front yard. Buildings are not allowed in the required front yard The maximum allowed height of structures (walls) in the required front yard is 3'-6"	Two buildings are proposed in the required front yard, at a 12'-8" setback. The proposed height of the buildings is more than 9'	Not allowed by Code.	

MZO 11-80-3: A variance shall not be granted unless the...Board of Adjustment shall find upon sufficient evidence to make a determination:

Required Finding:	Staff Discussion:
A. There are special circumstances applicable to the property, including its size, shape, topography, location, or surroundings; and	There is nothing about this oversized residential lot that justifies building anything taller than 3'-6" in the front setback.
B. That such special circumstances are pre-existing, and not created by the property owner or appellant; and	The ±1.8-acre lot, the orange grove and the house location are pre-existing circumstances, but they do not justify a variance.
C. The strict application of the zoning Ordinance will deprive such property of privileges enjoyed by other properties of the same classification in the same zoning district; and	Strict compliance would not deprive the property of any of the standard privileges enjoyed by other properties in the RS-15 zoning district. Building in the front setback is not allowed.
D. Any variance granted will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located.	This variance, to build in the required front yard setback would be inconsistent with the limitations upon other properties in the vicinity and in the RS-15 zoning district and would grant special privilege to this lot.

Staff's summary of applicant's justification:

As noted in Variance #1 the applicant's justifications are:

- The parcel is a large, stand-alone lot,
- The house set well back on the lot, and
- The house is set within an orange grove.

A front wall is wanted to secure the orange grove, and two DABs are integral elements of the front wall. Variance #3 would allow the two DABs in the required front yard setback to exceed the allowed 3'-6" height of walls in the front setback. Staff finds the existing condition of an oversized lot affords the applicant more options, not fewer, for complying with Code.

Conclusion: Seeking a building permit before constructing the two buildings would have allowed the applicant to learn the Code requirements for locating accessory buildings. The function of a package delivery vault could have been designed into a thickened wall, built behind the front setback. It did not require constructing two buildings in the setback, or exceeding the allowed height in the setback.

VARIANCE #3 FINDINGS:

1. The house was built in 1989. The lot was later subdivided in 1997 to create the RS-15 lots to the north. This lot became Tract "A" of that subdivision.
2. The lot is zoned RS-15. Adjacent zoning is RS-15 with some SR-9 zoning in the neighborhood.
3. The ±1.8-acre lot is oversized compared to RS-15 standards, which require minimum lot area of ±0.34 acres.
4. The lot fronts on Hermosa Vista Drive, between Alamo and 24th Street. It is the only lot on the north side of this block with a house fronting Hermosa Vista. To the east is an open tract (Tract "B" in the same subdivision).
5. To the west of the subject property is a 6'-tall perimeter wall along the Hermosa Vista Drive property line. This is the side of a property that faces onto N. Alamo.
6. The existing lot size and orange grove do not impede compliance with the Mesa Zoning Ordinance.
7. **A 3'-6"-tall wall is the only structure permitted in the required front yard setback.**
8. **There is no justification to exceed height in the required front yard setback.**

VARIANCE #4:

This variance would allow a wall to exceed the maximum allowed height in the required front yard setback:

As noted in the discussion of Variance #3, above, the only structure permitted in the required front yard setback is a 3'-6"-tall wall. In addition, MZO 11-30-4.A.1.a allows walls up to 4'-6" *if* the topmost 1'-6" of the wall is "visually transparent and not opaque." The requested variance #4 would allow a 6'-tall* solid wall to be located within the required (22') front yard setback.

* The application identifies the wall height as 6'-tall, but this is measured from the finished floor of the new accessory buildings. Per MZO 11-2-3.E. wall height should be measured from ground level. Based on Code Compliance photos the wall is 7'-4" tall.

Variance #4 - The following table presents Code requirements and the proposed deviations from Code:

Subject	Code Standard	Proposed	Amount of Discrepancy	Options
Walls in the required front yard (or "setback") (MZO 11-30-4.A.1.a)	Max. height of 3'-6" for walls within the required 22' front yard. (Taller walls are permitted <i>behind</i> the required yard.)	Proposed wall height is 6'.* Wall is located 12'-8" behind the front property line	Exceeds height by 2'-6" ** Wall encroaches 9'-4" into required 22' front yard	-Locate wall behind the front yard (9'-4" behind proposed location). -Code allows a 3'-6"-tall solid wall topped with 1' of view fence, in the front yard.
Walls on the side and rear property lines (MZO 11-30-4.A.1.b)	A 6'-tall wall is permitted on side and rear property lines	Existing side and rear walls appear to comply with Code	None	N/A. This information is provided for context only.

* The application identifies the wall height as 6'-tall, but this is measured from the finished floor of the new accessory buildings. Per MZO 11-2-3.E. wall height should be measured from ground level. Based on Code Compliance photos the wall is 7'-4" tall.

** When measured from grade, the wall appears to be 7'-4" tall, making it 3'-4" taller than allowed by Code.

MZO 11-80-3: A variance shall not be granted unless the...Board of Adjustment shall find upon sufficient evidence to make a determination:

Required Finding:	Staff Discussion:
A. There are special circumstances applicable to the property, including its size, shape, topography, location, or surroundings; and	Staff does not find there are special circumstances that justify building a wall in the 22' front setback. The lot is so deep that a wall can easily be built behind the front setback
B. That such special circumstances are pre-existing, and not created by the property owner or appellant; and	The ±1.8-acre lot, the orange grove and the house location are pre-existing circumstances, but they do not justify a variance.
C. The strict application of the zoning Ordinance will deprive such property of privileges enjoyed by other properties of the same classification in the same zoning district; and	Strict compliance would not deprive the property of any of the standard privileges enjoyed by other properties in the RM-15 zoning district. A wall can be built anywhere in the area between the 22' required front yard and the house (located ±128' behind the required yard). Strict application would mean considering options such as building a wall just a little further back on the lot, and designing the wall with a vault to receive packages, for example.
D. Any variance granted will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the	This variance, for a ±1.8-acre lot, would be inconsistent with the limitations upon other properties in the vicinity and in the RM-15 zoning district. To allow a 6'-tall wall in the required front yard setback would constitute a grant of special privilege to this lot

limitations upon other properties in the vicinity and zone in which such property is located.	
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Staff's summary of applicant's justification: As justification for the requested variance the applicant cites the size of the parcel and the need for a wall to secure the house within an orange grove. Staff finds this could have been achieved within the constraints of the Code by locating the wall behind the second row of citrus trees, as in the photo below.



The standard-size RS-15 lots directly across Hermosa Vista Drive will be impacted by the placement of the wall in the front setback. There is, however, a row of citrus trees outside the wall that will provide some screening, as seen in this photo, taken from the east side of the property, looking west.



Conclusion: Seeking a building permit before constructing the wall would have allowed the applicant to learn the Code requirements. The wall could have been located 9'-4" further back on the lot, outside the required front yard setback, and the height would have been in compliance with Code.

VARIANCE #4 FINDINGS:

1. The house was built in 1989. The lot was later subdivided in 1997 to create the RS-15 lots to the north. This lot became Tract "A" of that subdivision.
2. The lot is zoned RS-15. Adjacent zoning is RS-15 with some SR-9 zoning in the neighborhood.
3. The ± 1.8 -acre lot is oversized compared to RS-15 standards, which require minimum lot area of ± 0.34 acres.
4. The lot fronts on Hermosa Vista Drive, between Alamo and 24th Street. It is the only lot on the north side of this block with a house fronting Hermosa Vista. To the east is an open tract (Tract "B" in the same subdivision).
5. To the west of the subject property is a 6'-tall perimeter wall along the Hermosa Vista Drive property line. This is the side of a property that faces onto N. Alamo.
6. The existing lot size and orange grove do not impede compliance with the Mesa Zoning Ordinance.

7. A 3'-6"-tall wall is the only structure permitted in the required front yard setback.
8. There are no special circumstances on this property to justify exceeding height in the required front yard setback.
9. This site has ample space behind the required front yard setback to build a wall of a height that would secure the site.
10. Walls behind the required front yard setback (within the buildable area of the lot) are subject to the standard 30' height limit placed on structures in residential zoning districts.

ORDINANCE REQUIREMENTS:

MZO 11-80-3: Required Findings (for a Variance):

A variance shall not be granted unless the Zoning Administrator, when acting as a Hearing Officer, or Board of Adjustment shall find upon sufficient evidence make a determination:

- A. There are special circumstances applicable to the property, including its size, shape, topography, location, or surroundings, and
- B. That such special circumstances are pre-existing, and not created by the property owner or appellant; and
- C. The strict application of the zoning Ordinance will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district; and
- D. Any variance granted will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such

MZO 11-87 Definitions:

Accessory Building or Structure: A detached subordinate building or structure, separated by at least 6 feet, the use of which is customarily incidental to that of the main building or to the main use of the land, and on the same lot or parcel of land with the main building or use.

Yard-Related Definitions:

Yard: An open space on the same lot or parcel of land, other than a court, unoccupied and unobstructed from the ground upward, except as otherwise permitted by this Title 11.

Yard, Front: A yard extending across the full width of the lot or parcel of land. On corner lots, the front yard shall be located across the narrower frontage of the lot.

Fences and Freestanding Walls

MZO 11-30-4.A.1.a Maximum Height in Front Yards:

No opaque or non-transparent fence or freestanding wall within or along the exterior boundary of the required front yard shall exceed a height of 3.5 feet. Fences or freestanding walls over 3.5 feet high are allowed in front yards, provided the fence or freestanding wall does not exceed a maximum height of 4.5 feet, and the topmost 1.5 feet is visually transparent and not opaque.

MZO 11-30-17 Detached Accessory Buildings:

Design Objective: To aid in the comfort, convenience and enjoyment of a single residence lot or parcel by providing standards for the allowance and placement of non-residence accessory building(s) that place reasonable limitations on impacts to access of light, air and spacing of accessory buildings relative to adjacent lots and parcels.

- A. Any individual tool or piece of equipment that is higher than 4 feet and in which the added aggregate measurements of the length, width and depth (length plus width plus depth) exceed 15 lineal feet, based on the extreme perimeter measurements, shall be placed or stored within an enclosed building. Equipment specifically designed and used for agricultural production practices, Utility Trailers and Watercraft as defined in Section 8-6-2 of the Mesa City Code, Recreational Vehicles as defined in Chapter 87 of this ordinance, and other motorized vehicles eligible for licensing by the State of Arizona for travel on public thoroughfares are excluded from this requirement. Recreational vehicle parking requirements are provided in Section 11-34-5(B) of this ordinance. Requirements for Parking and Storage of Watercraft and Utility Trailers are provided in Section 8-6-3 of the Mesa City Code.
- B. Detached accessory buildings or structures located on lots or parcels in AG, RS and RM districts are permitted subject to the following provisions. Detached accessory structures:
 1. May be located in the required side/rear yards provided that they are within the rear one-quarter of the lot and do not exceed 10 feet in height.
 2. May be located in the required rear yard but outside of the required side yard provided that they do not exceed 15 feet in height.
 3. May be located in the required side yard (outside of the rear ¼ of the lot), provided that they do not exceed 8 feet in height and 200 square-feet of roof area, and are not located in a side yard required for vehicular access.
 4. May be located in any required side yard, and be closer to the primary residence than 6-feet, provided all of the following are present:

- a. Does not exceed 7-feet in height (at the peak of the roof) and 120 square feet in roof area.
 - b. Has no permanent attachment to the ground or permanent foundation.
 - c. Shall not have any electrical or plumbing fixtures installed.
 - d. Shall drain all stormwater back to the same lot or parcel as the accessory structure.
5. Shall not be located in the required front yard or in the area between the front of the principal dwelling and the front property line.
 6. Shall not be located in the required rear yard of a corner lot closer to the street than any dwelling on an adjacent key lot.
 7. Shall not exceed 30 feet in height when located within any part of the buildable lot area.
 8. In the AG, RS-90, and RS-43 districts, shall not have an aggregate area of all such detached buildings greater than 100 percent of the roof area of the dwelling, unless a larger aggregate roof area is approved by Special Use Permit.
 9. In the RS-35, RS-15, RS-9, RS-7, RS-6, DR-1 and DR-2 districts, and on lots in a multiple residence district with a single residence use, shall not have an aggregate area of all such detached buildings greater than 50 percent of the roof area of the dwelling.
 10. Detached accessory structures in multiple residence districts shall not be located in any required yard when in conjunction with a multiple residence use.

Figure 11-30-17: Detached Accessory Buildings

