



## **Residential & Commercial Zoning Accessory Building Information**

The City of Commerce adopted a Unified Development Code which includes standards for accessory buildings and guidelines on the installation of accessory buildings. The Unified Development Code can be found online at [www.commercega.gov](http://www.commercega.gov) under the Planning & Development tab. You can also find this information online in the Unified Development Code page 37, Table 2-2A, for Residential & Agriculture zoned properties; and page 46, Table 2-2B, for Commercial & Industrial zoned properties.

**-Distance Between Buildings on the Same Lot:** There shall be a **minimum distance** of 20 feet between a principle and accessory building located on the same lot or parcel. An accessory building **cannot be installed** on a lot or parcel that does not have a primary structure on the same lot or parcel.

**-Agriculture/Residential Zoning Districts Setbacks for Accessory Buildings:** All accessory buildings must be installed behind the rear building line of the primary structure. The following footages are for side and rear setbacks from the property lines: AF & AR 25 feet; R-1E 20 feet; R-1 10 feet; R-2, R-3, R-4, R-5, R-6 are all 5 feet for the side and rear setbacks.

**-Commercial/Industrial Zoning Districts Setbacks for Accessory Buildings:** All accessory buildings must be installed behind the rear building line of the primary structure. The following footages are for side and rear setbacks from the property lines: OCR 5 feet; CBD none (can be up to the property line but Building & Fire Code regulations must be met and are determined by occupancy and construction type and must be determined by the Building Official); C-1, C-2, M-1 are all 10 feet for the side and rear setbacks; M-2 25 feet. All accessory building locations must be approved by the Building Official after review of the proposed location with International Building & Fire Code regulations, as well as the Unified Development Code sections on buffer area limitations and requirements.

**-Section 3-001 Accessory Structure or Use:** An accessory structure of accessory use shall not be established before a permitted, principal use or structure on the lot is established.

-Structure shall not exceed the height of the primary structure or 28 feet in height, whichever is less.

-An accessory structure shall be separated from the principal building or structure by at least 20 feet.

-An accessory structure shall not be occupied for a use that is not permitted in the zoning district in which the principal building is located.

-Any accessory structure with an area of 150 square feet or more shall require a building permit and a certificate of occupancy and shall be secured to the ground with an appropriate foundation. Skirting with a barrier between the ground and the bottom of the structure shall be required.

**-Section 18-105 Exterior Building Material Finish Prohibitions:** This section shall apply to all principal and accessory buildings and structures for land uses of all types. Exterior building material finishes **shall not** include any of the following: Highly reflective, shiny, or mirror like finishes **including metal panels**; mill finish (non-colored) aluminum metal windows or door frames; unfinished walls; smooth faced concrete block; exposed plywood/particle board, **vinyl siding**. M-1/M-2 see UDC for exceptions.

**-Section 18-310 Color:** Primary material color of all buildings on the lot shall be compatible/harmonious. High intensity or fluorescent colors should not be used. Trim color may be brighter than primary material color. All vents, gutters, downspouts, flashing, electrical conduits, etc. should be painted to match the adjacent surface primary material, unless they are being used expressly as a trim or accent element.