

EXHIBIT "C"

Section 17.06.110 (Distance between buildings) of Chapter 17.06 (A-Agricultural Zone) of Title 17 (Zoning) is hereby amended in its entirety to read as follows:

17.06.110 Distance between buildings.

(A) The minimum distance between accessory buildings and the primary unit main buildings shall be as follows:

— (1) ~~Nonresidential accessory buildings shall be located not less than five feet from any main buildings;~~

— (2) ~~Residential accessory buildings shall be located not less than 25 feet from any main building.~~

(B) The minimum distance between ~~nonresidential~~ accessory buildings shall be five feet unless the buildings have a common or party wall. ~~The minimum distance between residential accessory buildings shall be 20 feet.~~

Section 17.08.110 (Distance between buildings) of Chapter 17.08 (A-14.4 – Single-Family Residential Zone) of Title 17 (Zoning) is hereby amended in its entirety to read as follows:

17.08.110 Distance between buildings.

(A) The minimum distance between accessory buildings and ~~main buildings~~the primary unit shall be as follows:

— (1) ~~Nonresidential accessory buildings shall be located not less than five feet from any main buildings;~~

— (2) ~~Residential accessory buildings shall be located not less than 25 feet from any main building.~~

(B) The minimum distance between ~~nonresidential~~ accessory buildings shall be five feet unless the buildings have a common or party wall. ~~The minimum distance between residential accessory buildings shall be 20 feet.~~

Section 17.10.110 (Distance between buildings) of Chapter 17.10 (A-1A – Single-Family Residential Zone) of Title 17 (Zoning) is hereby amended in its entirety to read as follows:

17.10.110 Distance between buildings.

(A) The minimum distance between accessory buildings and ~~main buildings~~the primary unit shall be as follows:

— (1) ~~Nonresidential accessory buildings shall be located not less than five feet from any main buildings;~~

— (2) ~~Residential accessory buildings shall be located not less than 25 feet from any main building.~~

(B) The minimum distance between ~~nonresidential~~ accessory buildings shall be five feet unless the buildings have a common or party wall. ~~The minimum distance between residential accessory buildings shall be 20 feet.~~

Section 17.11.110 (Distance between buildings) of Chapter 17.11 (R-20.0 – Single-Family Residential Zone) of Title 17 (Zoning) is hereby amended in its entirety to read as follows:

17.11.110 Distance between buildings.

(A) The minimum distance between accessory buildings and ~~main buildings~~ the primary unit shall be as follows:

~~—(1) Nonresidential accessory buildings shall be located not less than five feet from any main buildings;~~

~~—(2) Residential accessory buildings shall be located not less than 20 feet from any main building.~~

(B) The minimum distance between ~~nonresidential~~ accessory buildings shall be five feet unless the buildings have a common or party wall. ~~The minimum distance between residential accessory buildings shall be ten feet.~~

Section 17.12.110 (Distance between buildings) of Chapter 17.12 (R-12.0 – Single-Family Residential Zone) of Title 17 (Zoning) is hereby amended in its entirety to read as follows:

17.12.110 Distance between buildings.

(A) The minimum distance between accessory buildings and ~~main buildings~~ the primary unit shall be as follows:

~~—(1) Nonresidential accessory buildings shall be located not less than five feet from any main buildings;~~

~~—(2) Residential accessory buildings shall be located not less than 15 feet from any main building.~~

(B) The minimum distance between ~~nonresidential~~ accessory buildings shall be five feet unless the buildings have a common or party wall. ~~The minimum distance between residential accessory buildings shall be ten feet.~~

Section 17.14.110 (Distance between buildings) of Chapter 17.14 (R-1-9.6 – Single-Family Residential Zone) of Title 17 (Zoning) is hereby amended in its entirety to read as follows:

17.14.110 Distance between buildings.

(A) The minimum distance between accessory buildings and ~~main buildings~~ the primary unit shall be as follows:

~~—(1) Nonresidential accessory buildings shall be located not less than five feet from any main buildings;~~

~~—(2) Residential accessory buildings shall be located not less than ten feet from any main building.~~

(B) The minimum distance between ~~nonresidential~~ accessory buildings shall be five feet unless the buildings have a common or party wall. ~~The minimum distance between residential accessory buildings shall be ten feet.~~

Section 17.16.110 (Distance between buildings) of Chapter 17.16 (R-1-8.4 – Single-Family Residential Zone) of Title 17 (Zoning) is hereby amended in its entirety to read as follows:

17.16.110 Distance between buildings.

(A) The minimum distance between accessory buildings and ~~main buildings~~the primary unit shall be as follows:

~~—(1) Nonresidential accessory buildings shall be located not less than five feet from any main buildings;~~

~~—(2) Residential accessory buildings shall be located not less than ten feet from any main building.~~

(B) The minimum distance between ~~nonresidential~~ accessory buildings shall be five feet unless the buildings have a common or party wall. ~~The minimum distance between residential accessory buildings shall be ten feet.~~

Section 17.18.110 (Distance between buildings) of Chapter 17.18 (R-1-7.2 – Single-Family Residential Zone) of Title 17 (Zoning) is hereby amended in its entirety to read as follows:

17.18.110 Distance between buildings.

(A) The minimum distance between accessory buildings and ~~main buildings~~the primary unit shall be as follows:

~~—(1) Nonresidential accessory buildings shall be located not less than five feet from any main buildings;~~

~~—(2) Residential accessory buildings shall be located not less than ten feet from any main building.~~

(B) The minimum distance between ~~nonresidential~~ accessory buildings shall be five feet unless the buildings have a common or party wall. ~~The minimum distance between residential accessory buildings shall be ten feet.~~

Section 17.20.110 (Distance between buildings) of Chapter 17.20 (R-1-14.4 – Single-Family Residential Zone) of Title 17 (Zoning) is hereby amended in its entirety to read as follows:

17.20.110 Distance between buildings.

(A) The minimum distance between accessory buildings and ~~main buildings~~the primary unit shall be as follows:

~~—(1) Nonresidential accessory buildings shall be located not less than five feet from any main buildings;~~

~~—(2) Residential accessory buildings shall be located not less than 25 feet from any main building.~~

(B) The minimum distance between ~~nonresidential~~ accessory buildings shall be five feet unless the buildings have a common or party wall. ~~The minimum distance between residential accessory buildings shall be 20 feet.~~

Section 17.22.110 (Distance between buildings) of Chapter 17.22 (R-2 – Low-Density Multiple-Family Residential Zone) of Title 17 (Zoning) is hereby amended in its entirety to read as follows:

17.22.110 Distance between buildings.

The minimum distance between single-story dwellings, neither one of which has an entrance opening upon the intervening space, shall be not less than ten feet, and the minimum distance between buildings in all other cases shall not be less than 20 feet. No minimum distance is required between an accessory dwelling unit and the primary unit.

Sections 17.66.010 (Accessory buildings) and 17.66.015 (Patio covers) of Chapter 17.66 (Accessory Buildings and Building Height) of Title 17 (Zoning) is hereby amended in its entirety to read as follows:

17.66.010 Accessory buildings.

(A) No garage or other accessory building shall be located in any R zone without a permissive main buildingprimary unit.

(B) Detached accessory buildings shall be at least five feet from the main buildingprimary unit. ~~Nonresidential-a~~ Accessory buildings shall be separated by five feet.

(C) (1) Detached accessory buildings which match the architecture of the main structureprimary unit shall be permitted to be constructed at or up to the front setback line and are subject to all other applicable setbacks.

(2) ~~Nonresidential-d~~ Detached accessory buildings which do not match the architecture of the main structureprimary unit shall be located to the rear of the main structureprimary unit.

(3) Both of the following are not subject to the development standards in this subsection: detached accessory buildings under six feet in height which are located in the rear yard and detached accessory buildings that are less than 120 square feet in area.

(D) Detached accessory buildings without fire resistive walls shall be at least four feet from a side or rear lot line. Detached accessory buildings with fire resistive walls shall be permitted at least two feet from a side or rear lot line; provided, however, that any area three feet or less shall be poured with a minimum of two inches of concrete and finished to provide proper drainage.

(E) Garages with automobile access from an alley shall not be closer than 25 feet from the opposite property line of the alley.

(F) No accessory building shall occupy any portion of the side yard on the street side of the corner lot, and on a reversed corner lot no accessory building shall be erected closer to the street than the building line of the adjacent key lot.

17.66.015 Patio covers.

(A) No patio cover shall be constructed without a permissive main buildingprimary unit.

~~(B) A freestanding patio cover shall be located at least five feet from the main building or an accessory building.~~

(~~E~~B) No patio cover shall extend closer than five feet to a side lot line or rear lot line adjacent to a street.

(~~D~~C) For single-family detached residential units, no patio cover shall extend closer than five feet to any side lot line or rear lot line.

(~~E~~D) For single-family attached residential units, and multi-family attached residential units, townhomes, condominiums, and zero lot line units, no patio cover shall extend closer than three feet to any side lot line or rear lot line.