Accessory Buildings

This category is for buildings which are placed on a lot after the principal dwelling has been established.

Accessory buildings must meet the same minimum *front yard setback* requirement as the principal dwelling. They may be built in the rear or side yards of the property but they can occupy no more than 30% of the rear yard and they must be three feet or more from any side or rear lot line or other setback line.

Maintenance of Yards and Open Spaces

1. No yard or open space shall be used for the storage of junk in any district, except in the Heavy Industrial or Intensive Industrial District.
2. Weeds and other plant growth which constitute a hazard to other property or persons shall not be allowed to proliferate in any district.
3. In any district any vehicle being repaired or restored for longer than a thirty day period shall be stored safely within a lawful building or structure or behind a lawful screening fence in such a manner as not to be visible from beyond the lot boundaries.

Definitions of Junk

Junk: An unorganized collection of debris, trash or clutter which degrades the peace, comfort, safety and well-being of a property or area within the County. Not limited to scrapped or discarded furniture, glass, metal, trash, litter, debris, garbage, wood, rubber and plastic items, empty containers, machinery parts, auto parts, all types of appliances, building material, all types of solid waste and abandoned or junk vehicles.

Exempt Building Permit Information

This permit is for one single-story detached accessory building associated with one and two family dwellings and used as a *tool shed, storage shed, playhouse, or similar use.*

1. No Permit is required if the structure meets all of the following:
   - Valuation of $ 1,000.00 or less
   - Vinyl construction of 80 sq. feet or less
   - Wood construction of 56 sq. feet or less
   - Aluminum construction of 159 sq. feet or less
   - No plumbing, electrical or mechanical features
   - Limited to one (1) "no permit required" shed per dwelling
   - Will be inspected for setback requirements
2. Exempt Permit is required if the structure meets the following:
   - Exceeds "no permit required" standards listed above
   - 200 sq. feet or less
   - No plumbing, electrical or mechanical features
   - This permit is exempt from building codes but must meet all setback requirements and will be inspected and cost $15.00.
3. Exempt Permit With Electricity is required for any structure meeting the following:
   - 200 square feet or less
   - Limited to one (1) outlet, one (1) switch and one (1) light
   - No plumbing or mechanical features
   - This permit is exempt from building codes but must meet electrical codes and all setback requirements
   - This permit requires an electrical inspection for electrical clearance and costs $ 24. 50.

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Guide To Suburban Site Built SSB-1, SSB-2, SSB-3, SSB-4, SSB-5, SSB-10, SSB-20 Zoning Districts

These Zoning districts are intended to provide orderly development of the Suburban Site Built Districts.

This brochure presents Suburban Site Built (SSB) districts zoning information for: permitted uses and home occupations, special uses, parcel size requirements, minimum lot width and principal building setback requirements, maximum height allowance, RV storage, accessory buildings, maintenance of yard and open spaces, junk, weeds and exempt building permit information.

NOTE: This brochure was prepared to assist property owners in understanding the details of Suburban Site Built Districts. The language used in this pamphlet is not the official terminology of Yuma County Ordinances. For more specific information on the subjects covered in this publication please call the number above and ask to speak with a Planner or Deputy Zoning Inspector.

Permitted Uses

The following permitted uses in the Suburban Site Built Districts are subject to compliance with design standards listed below.

A. One single family residence per parcel, either site-built or manufactured home.
B. Raising of field, bush or tree crops.
C. The raising of poultry, rabbits and other small farm animals for domestic use, as well as 4H and FFA are permitted. The keeping of horses and other large animals shall be limited to one animal per 10,000 square feet of side and rear yards. Any building or shade for the animals shall be at least one hundred feet from any other residences, but not less than 50 feet from the property line. These structures may be located closer than 50 feet from the property line provided that consenting signatures are obtained from each property owner that is closer than 50 feet. This signature form shall be prescribed by the Planning Director and made available for public use.

Home occupations Section 303.00

Home Occupations: Any occupation conducted within a home for gain or support conducted entirely and only by residents within the dwelling.

Home Occupations permitted herein shall comply with all of the following:

- No display of products shall be visible from the street.
- A home occupation shall be clearly incidental and subordinate to the use of the dwelling unit for residential purposes.

Home occupations 303.00"continued"

- No mechanical equipment is allowed except that which is customarily used for domestic, hobby or household purposes.
- One sign is permitted in accordance with the requirements of Article VIII—Signs.
- A home occupation shall not cause any sustained / unpleasant noises, vibrations, noxious fumes or odors, nor cause any parking problems in the immediate neighborhood.

Special Uses

The following are allowed as "Special Uses" in any of the seven (7) Suburban site build (SSB) districts.

- Special Uses include: public schools, hospitals, convalescent homes, nursing homes, churches and institutions of an educational, charitable, or philanthropic nature, golf courses, utility installations, community swimming pools, other recreational or community facilities, second dwelling units and guest houses.
- Second dwelling units shall not be used as rentals.
- Wireless Communication Facilities.

Parcel Size Requirement

SSB-1	1 acre minimum parcel size
SSB-2	2 acre minimum parcel size
SSB-3	3 acre minimum parcel size
SSB-4	4 acre minimum parcel size
SSB-5	5 acre minimum parcel size
SSB-10	10 acre minimum parcel size
SSB-20	20 acre minimum parcel size

Miniumum Lot Width & Principal building

Minimum Lot Width & Building Setbacks:

District	Width	Front	Side	Rear
SSB-1	120 ft	25 ft	10 ft	25 ft
SSB-2	120 ft	25 ft	10 ft	25 ft
SSB-3	120 ft	25 ft	10 ft	25 ft
SSB-4	120 ft	25 ft	10 ft	25 ft
SSB-5	120 ft	25 ft	10 ft	25 ft
SSB-10	220 ft	25 ft	10 ft	25 ft
SSB-20	220 ft	25 ft	10 ft	25 ft

Building Height

Structures in any of the Suburban Site Built Districts shall not exceed 40 feet in height although there are some exceptions.

The rule is there must be an additional foot of setback for each extra foot of structural height above 40 feet. For example, if a house has a 45 foot chimney then the side yard setback must be a minimum of 15 feet (the standard 10 feet allowed in any SSB district, plus the 5 feet above the 40 feet minimum to allow for the added height). This standard holds true for all lot lines. This height allowance includes chimneys, coolers, towers and many others. Also, these items may not exceed a height of 100 feet.

RV Storage

If the primary dwelling is occupied, a RV may be stored on the same lot. The unit cannot be occupied overnight , however it may be connected to electricity for battery recharging purposes. An RV must be stored outside of the front yard setback and can occupy no more than 30% of the rear yard. Additionally, the unit has to observe a 3 foot minimum clearance from any side or rear lot line or other setback line.