

RESIDENTIAL ACCESSORY STRUCTURES

Garages, carports, pools, freestanding antennas, solar panels, and storage sheds are common accessory structures. Doghouses, fences, playground equipment, satellite dishes, yard decorations, etc. are not regulated by the Zoning Ordinance.

Zoning permits are required for all accessory structures and building permits are required for any structure with any dimension (length, height, width) greater than 12 linear feet.

The following zoning provisions apply:

SETBACKS (For Residential and RA Zoning Districts)

- For structures less than 400 square feet in area, the minimum setback from the side and rear property lines is 5 feet. (On corner and double frontage lots, the required setback is 10 feet from the right-of-way or access easement.)
- For structures 400 square feet or greater in area, the minimum setback from the side and rear property lines is 8 feet. (On corner and double frontage lots, the required setback is 15 feet from the right-of-way or access easement.)

FRONT YARD LIMITS (The front yard is defined as the area between the home and the front lot line.)

- Accessory structures shall not be constructed/placed in the front yard on lots smaller than 2 acres in size. This requirement may be waived through the issuance of a Special Use Permit for waterfront lots.
- Carports may be allowed in the front yard as long as they meet the same setbacks as required for the home.
- Accessory structures may be constructed/placed in the front yard on lots of at least 2 acres in size or on flag lots, provided that the required front and side setbacks as required for the home can be met.
- In the RA Zoning District, accessory structures may be located in the front yard and a principal structure is not required. The setbacks for principal structures shall apply to all accessory structures in the front yard.

EASEMENTS AND RIGHTS-OF-WAY

- Accessory structures shall NOT be located within any recorded easements or rights-of-way.

HEIGHT RESTRICTIONS

- In RA and other Residential zoning districts the height limit is 42 feet except that structures may be constructed greater than 42 but not more than 50 feet providing they have a 30 foot wide unobstructed clearing or are sprinkled.

TYPES OF STRUCTURES

- Manufactured homes may be converted to storage use with an engineered plan but only in zoning districts where manufactured homes are permitted as a principal use.
- RV's, campers, and other personal property such as trailers, boats, and buses shall not be used as accessory structures.