

ACCESSORY BUILDING SETBACKS

LOCATION: Except otherwise provided for under Section 36-971, no part of any accessory building shall be located closer than **five (5) feet from any side or rear property line**, nor closer than **ten (10) feet to the primary structure, unless attached and made a part of such main building**. Check with the Planning, Building & Zoning Department for front yard setbacks.

Also the following restrictions apply:

1. No structure shall be placed within a recorded easement.
2. No obstruction shall encroach onto a private septic system or private water wells.

ACCESSORY STRUCTURE SETBACK FOR A-1 DISTRICT:

One hundred and fifty (150) feet from the center of all adjacent roads or 100' from a dedicated road right of way, whichever is greater; and ten (10) feet from all property lines dividing lots held in separate ownership.

HEIGHT OF ACCESSORY BUILDINGS IN REQUIRED REAR YARDS: No accessory building or portion thereof located in a required rear yard shall exceed the maximum height outlined below:

ZONING	MAXIMUM HEIGHT
A-1	No Limit
R1, R2, RPD-1, RPD-2	25'
R3, RPD-3	20'
Other Residential Classifications	15'
Commercial or Industrial	25'

LOT COVERAGE FOR RESIDENTIAL DISTRICTS:

R-1 – No more than ten (10) percent of the area of the zoning lot may be occupied by buildings and structures, including accessory buildings.

R-2 - No more than twelve (12) percent of the area of the zoning lot may be occupied by buildings and structures, including accessory buildings.

R-3 - No more than twenty (20) percent of the area of the zoning lot may be occupied by buildings and structures, including accessory buildings.

R-4 - No more than twenty (20) percent of the area of the zoning lot may be occupied by buildings and structures, including accessory buildings.

R-5 - No more than forty (40) percent of the area of the zoning lot may be occupied by hard surfaces.

R-6 - No more than forty (40) percent of the area of the zoning lot may be occupied by hard surfaces.

R-7 - No more than forty (40) percent of the area of the zoning lot may be occupied by hard surfaces.

In the R-5, R-6 or R-7 Zoning District any detached accessory building must have a footprint no larger than 70% of the principle structure.