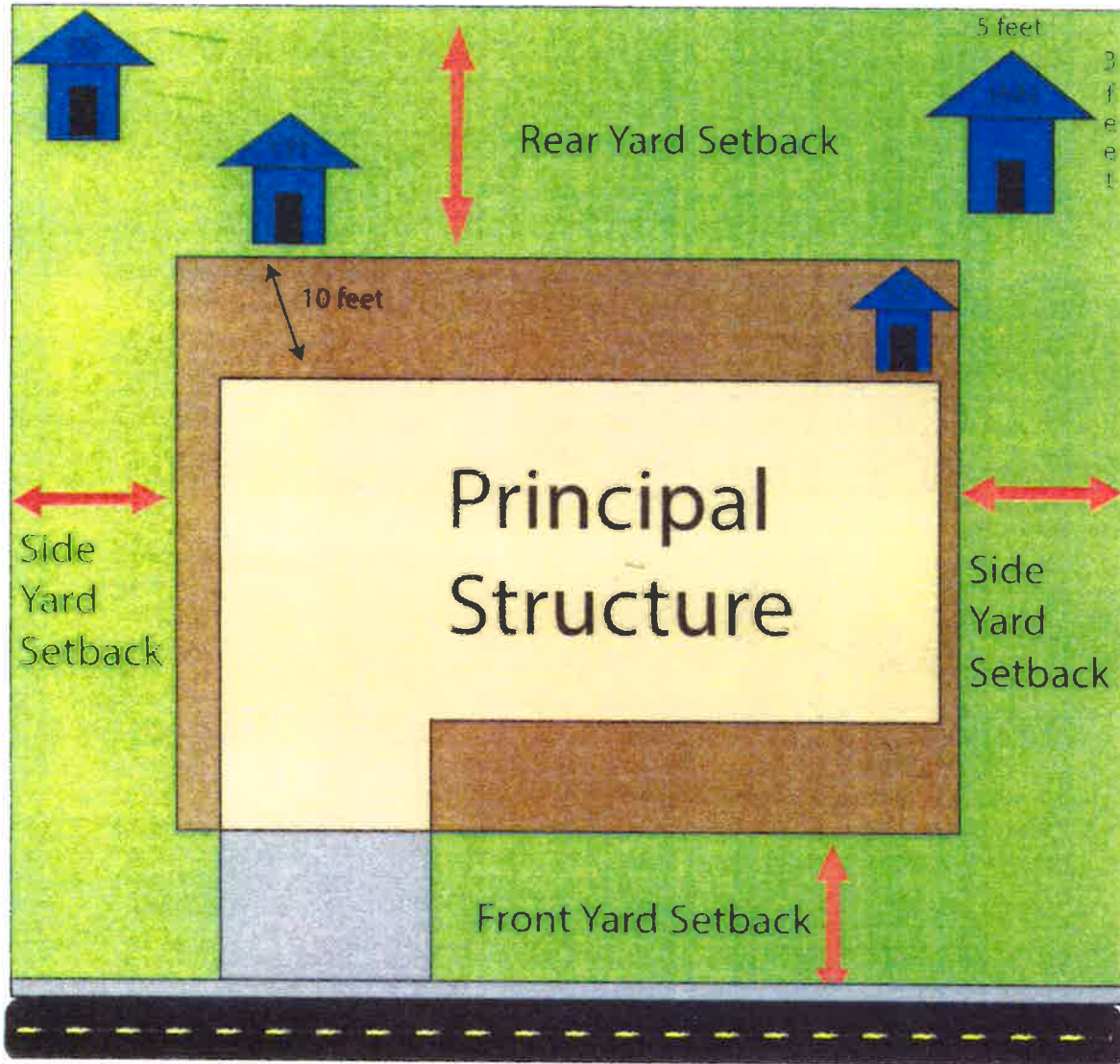


 = Required yard  = Building Footprint (varies by zoning classification)



Accessory Structures

(Sheds, Gazebos, Patios, Carports, Greenhouses, Etc.)

No structures are allowed to be placed within any easement

All accessory structures require a placement/building permit

No more than three (3) accessory structures are permitted

Smaller than 120 sq. ft. (2.8.3C4d of the UDC)

- 1- Can be placed in the required yard (on rear and side lot lines) but cannot cross into or drain onto adjacent properties (example X)
- 2- If outside the building footprint, must be placed 10 feet from principal structure (example Y)
- 3- If within building footprint (not required to be 10 feet away) (example Z)
- 4- Maximum height measured to middle of roof pitch= 10'



Larger than 120 sq. ft.

If within the building footprint (2.5.2B of the UDC):

- 1- Can be placed next to principal structure (not required to be 10 feet away) (example Y)
- 2- Total area of all accessory structures shall be less than 2,000 sq. ft. or 50% of total gross floor area of principal structure, whichever is greater
- 3- Maximum height measured to middle of roof pitch= 20'



If outside the building footprint (2.8.3C4c, 2.5.2B of the UDC):

- 1- Must be 5 feet from rear lot line and 3 feet from the side lot line (example AA)
- 2- Must be placed 10 feet from principal structure (example Y)
- 3- Total area of all accessory structures shall be less than 1,000 sq. ft. or 50% of total gross floor area of principal structure, whichever is greater
- 4- May not cover more than 30% of the required rear yard
- 5- Maximum height measured to middle of roof pitch= 12'

