



Mixed Residential Accessory Buildings

Accessory Buildings (Garages)

1. Accessory buildings within single family attached and duplex residential properties shall be reviewed according to the process utilized for consideration of a preliminary plat or PUD.
2. Accessory buildings within single family detached properties are permitted uses requiring building permits. A maximum of two (2) accessory buildings, unattached to the principal structure, may be permitted per residential lot, and only one may exceed 120 square feet, which shall comply with the following standards:
 - The setbacks for the structure shall meet the same setbacks for the principal structure as established in 7.5.4.c (7.), (8.), and (9.).
 - The side walls of the structure shall not exceed 10 feet in height.
 - The total gross square footage of an accessory building shall not exceed 800 square feet, except that the aggregate total square footage of all accessory buildings (including all sheds and similar storage buildings not exceeding 120 square feet) on a single lot shall not exceed 800 square feet.
 - The pitch of the roof and the dimensions of the overhang of the structure shall match or be substantially compatible with the principal structure on the property.
 - The exterior materials of the structure shall match or be substantially compatible with the principal structure on the property.
 - The determination of the compatibility of the accessory building with the principal structure shall be at the discretion of the Planning Commission.

Set Backs:

1. Roadway setbacks: apply to all lot frontages (corner lots have double setback standards)

<u>Road Type</u>	<u>Minimum Setback – All Structures</u>
Arterial	150 feet from centerline or 50 feet from right-of-way, whichever is greater
Collector	50 feet from right-of-way
Local	40 feet from right-of-way
Private	30 feet from curb

2. Side yard setbacks: (corner lots have two front yards and the two yards opposite the street frontages are considered side yards)

<u>Structure Type</u>	<u>Minimum Side Yard Setback-All Structures</u>
Detached	10 feet
Duplex	10 feet
Attached	20 feet or the height of the building, whichever is greater

3. Rear yard setback:

Principal structures (including attached decks/enclosures)	30 feet
Detached accessory structures/pools	10 feet