**DRAFT:**

THROUGH LOTS / FRONT YARD STRUCTURE REVISION

*LAST REVISED 11/28/2018*

[§ 220-9. Regulations applicable to all districts.](https://ecode360.com/print/CA0614?guid=9213626#9213626)

[Amended 2-13-2012 by L.L. No. 1-2012; 4-8-2013 by L.L. No. 2-2013; 2-10-2014 by L.L. No. 1-2014; 10-17-2016 by L.L. No. 9-2016]

[A.](https://ecode360.com/print/9213627#9213627) Preservation of natural features.

XXX

[B.](https://ecode360.com/print/9213628%22%20%5Cl%20%229213628%22%20%5Co%20%22220-9B) All accessory buildings and accessory structures, not including agricultural structures and except as otherwise specified in this chapter, shall be subject to the standards in this section.

[(1)](https://ecode360.com/print/15732979%22%20%5Cl%20%2215732979%22%20%5Co%20%22220-9B%281%29) An accessory building attached to a principal building shall be considered a part of the principal building and is required to comply with the yard requirements of this chapter for the principal building. For the purposes of this section, "attached" shall mean physical connection by way of a common wall or foundation and not separated by an unenclosed exterior space. [Amended 7-17-2017 by L.L. No. 16-2017]

[(2)](https://ecode360.com/print/15732980%22%20%5Cl%20%2215732980%22%20%5Co%20%22220-9B%282%29)No detached accessory building shall be closer to the street or right-of-way line than the minimum front yard setback for the principal building.

[(3)](https://ecode360.com/print/15732981%22%20%5Cl%20%2215732981%22%20%5Co%20%22220-9B%283%29)Accessory buildings and structures for multiple-family dwellings, manufactured home parks, public uses, commercial uses and industrial uses may be allowed in rear or side yard(s) of the primary building(s).

[(4)](https://ecode360.com/print/15732982%22%20%5Cl%20%2215732982%22%20%5Co%20%22220-9B%284%29)Detached accessory buildings and structures may be required to be fenced and/or buffered from adjacent properties, consistent with approved site plans, in order to protect the value of adjacent properties.

[(5)](https://ecode360.com/print/15732983#15732983)Except as otherwise stated in this chapter, a nine-hundred-square-foot accessory building shall be allowed on vacant lots with no primary building or use and may be used for storage of materials, equipment, and other personal property in the AR-1, AR-2, RR-3 and SCR-1 districts. Such accessory building shall be subject to the setback and height requirements contained in the Zoning Schedule (Schedule I).[**[1]**](https://ecode360.com/print/CA0614?guid=9213626#ft15732983-1) [[1]](https://ecode360.com/print/CA0614?guid=9213626#ref15732983-1)*Editor's Note: Schedule I is included as an attachment to this chapter.*

[(6)](https://ecode360.com/print/15732984#15732984) Accessory buildings shall not be used as habitable space.

[(7)](https://ecode360.com/print/15732985#15732985)The following shall apply to lots with one or more single- and two-family dwellings outside of the Residential Lake District:

[(a)](https://ecode360.com/print/27645872#27645872)A lot of 20,000 square feet or less may have:

[[1]](https://ecode360.com/print/27645873#27645873)One detached private garage;

[[2]](https://ecode360.com/print/27645874#27645874)One additional detached accessory building not exceeding 200 square feet plus 1% of the subject lot's area in square feet and rounded to the nearest fifty; and

[[3]](https://ecode360.com/print/27645875#27645875)A total combined building footprint for all detached accessory buildings not exceeding 1,300 square feet.

[(b)](https://ecode360.com/print/27645876#27645876)A lot of greater than 20,000 square feet may have, in addition to attached accessory buildings:

[[1]](https://ecode360.com/print/27645877#27645877)A maximum of five detached accessory buildings; and

[[2]](https://ecode360.com/print/27645878#27645878)A total combined building footprint for all detached accessory buildings not exceeding 1,300 square feet plus 1% of the subject lot's area in square feet and rounded to the nearest hundred or 3,000 square feet, whichever is less.

[(c)](https://ecode360.com/print/27645879#27645879)Height allowances:

[[1]](https://ecode360.com/print/27645880#27645880)Detached accessory buildings with a building footprint of less than 1,000 square feet shall not exceed 16 feet in height.

[[2]](https://ecode360.com/print/27645881#27645881)Detached accessory buildings with a building footprint of 1,000 square feet or greater shall not exceed 22 feet in height.

(d) Except within the AR-1, AR-2, and RR-3, detached accessory buildings that are taller than the principal building or have a footprint greater than that of the principal building, not including attached private garages, porches, decks, and patios, shall be separated from the principal building by a distance equal to the side setback required for an accessory building.

(e) Except within the AR-1, AR-2, and RR-3, detached accessory buildings, with the exception of detached private garages and storage sheds, shall be located in the rear yard and subject to the setback requirements for the district in which it is located.

(f) Except within the AR-1, AR-2, and RR-3, detached private garages and storage sheds shall be located to the rear of the front building line of the principal building and may be located in the side yard.

 [(g)](https://ecode360.com/print/27645886%22%20%5Cl%20%2227645886%22%20%5Co%20%22220-9B%287%29%28h%29) Except within the AR-1, AR-2, and RR-3, on corner lots, detached accessory structures shall be located in a side yard

(h) If a lot is divided by a street and the principal building is located on one portion of the lot, then the accessory building/structure may be permitted on the portion of the lot opposite the principal building. In this instance, the minimum setbacks for the zoning district shall apply.

[(i)](https://ecode360.com/print/27645887#27645887)Accessory buildings may have electrical, gas, and water service but no other utilities.[**[2]**](https://ecode360.com/print/CA0614?guid=9213626#ft27645887-2) [[2]](https://ecode360.com/print/CA0614?guid=9213626#ref27645887-2) *Editor's Note: Former Subsection B(7)(j), regarding decks or porches on accessory buildings, which immediately followed this subsection, was repealed 9-18-2017 by L.L. No. 17-2017.*

[(8)](https://ecode360.com/print/27645889#27645889)Lots located within the NC, CC, RB-1, LI, and I districts that accommodate one or more existing agricultural uses and/or single- and two-family dwellings shall be allowed the same accessory uses, buildings, and structures specified in Town Code § [**220-14**](https://ecode360.com/print/9213714#9213714), AR-1 Agricultural Rural Residential District, but subject to the lot and setback requirements applicable to their respective zoning district, except that accessory buildings and accessory structures used for the sale of agricultural and nursery products shall not be allowed along State Route 332.

[(9)](https://ecode360.com/print/27645890#27645890)Additional requirements for detached accessory buildings and structures in the Residential Lake District are in Town Code § [**220-21**](https://ecode360.com/print/9214182#9214182).

[Article II. Definitions](https://ecode360.com/print/CA0614?guid=9067068,9067061,9067067,9067079#9067060) and Word Usage

[§ 1-17. Definitions](https://ecode360.com/print/CA0614?guid=9067068,9067061,9067067,9067079#9067068)

**STORAGE [SHED](https://ecode360.com/9049318%22%20%5Cl%20%229049318)**

A detached accessory building not used for the storage of vehicles. A storage shed shall not exceed 400 square feet in area.