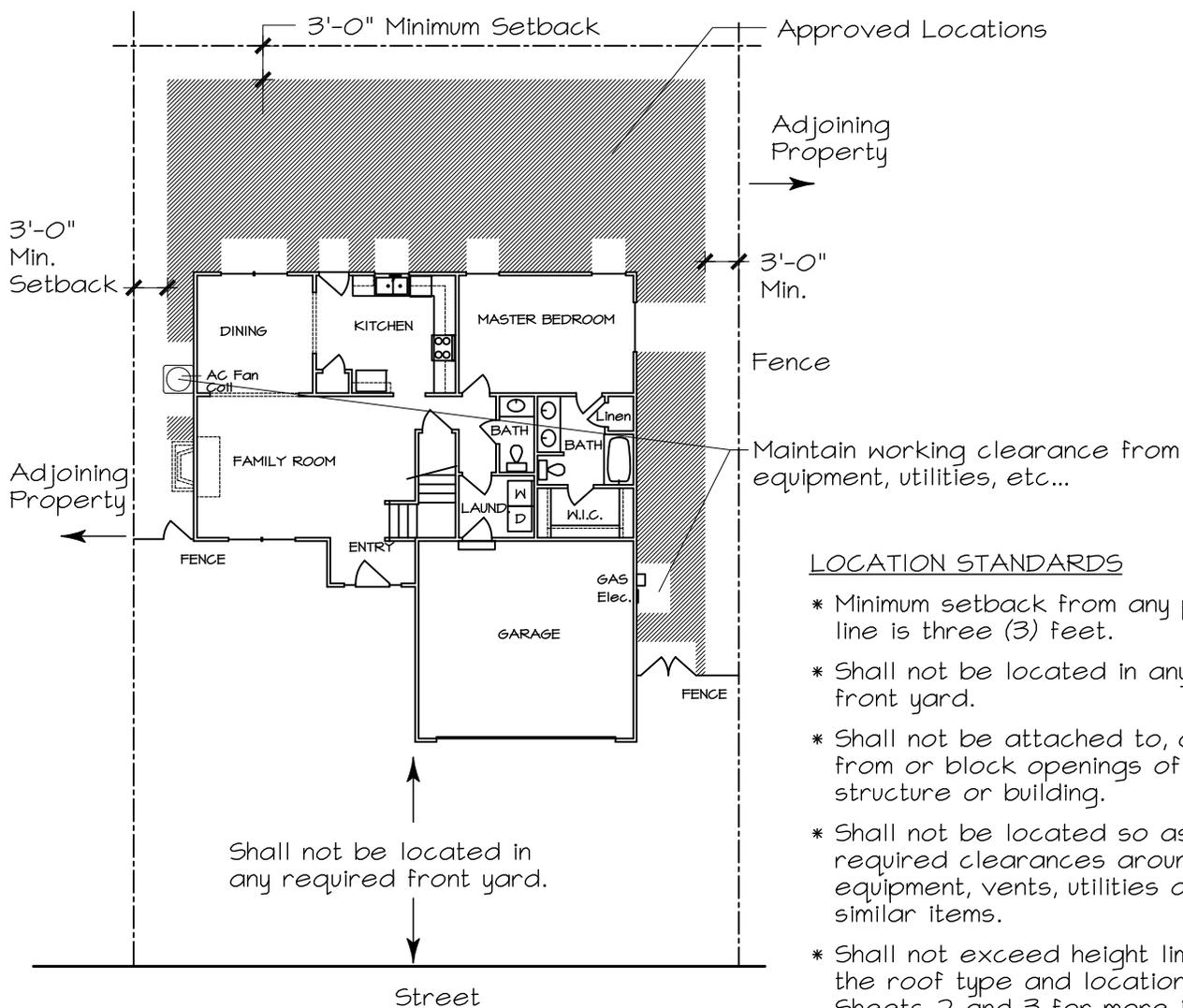


IMPORTANT INFORMATION

- * Accessory structures or buildings not meeting ALL exempt standards shall be subject to the full requirements of the Zoning and Building Codes.
- * For the purpose of this handout Accessory Structures and Accessory Buildings are the same and have the same requirements.
- * Accessory building shall not be occupied for living or sleeping purposes.
- * Accessory building shall not be served by any utilities.
- * Maximum extension of roof eaves shall not exceed twelve (12) inches.
- * Furniture, plants and similar items shall not be placed on or above any exempt structure.

ALLOWABLE LOCATION ON PROPERTY

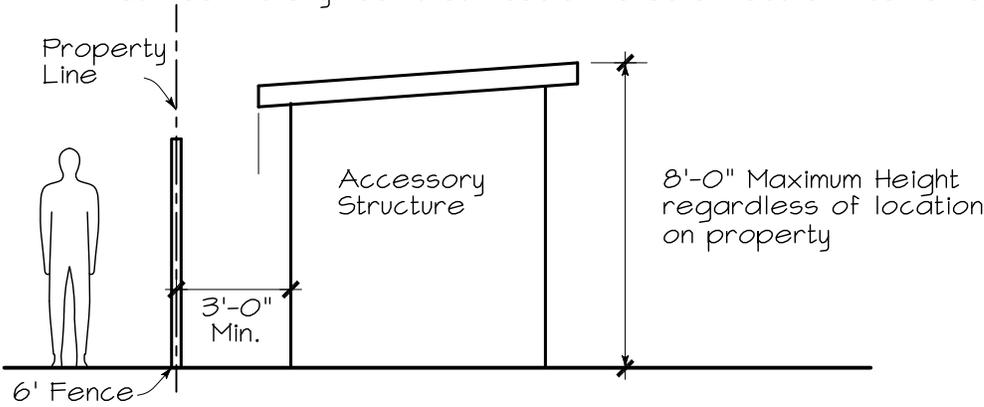


LOCATION STANDARDS

- * Minimum setback from any property line is three (3) feet.
- * Shall not be located in any required front yard.
- * Shall not be attached to, accessed from or block openings of any other structure or building.
- * Shall not be located so as to block required clearances around equipment, vents, utilities or similar items.
- * Shall not exceed height limits for the roof type and location. See Sheets 2 and 3 for more info.

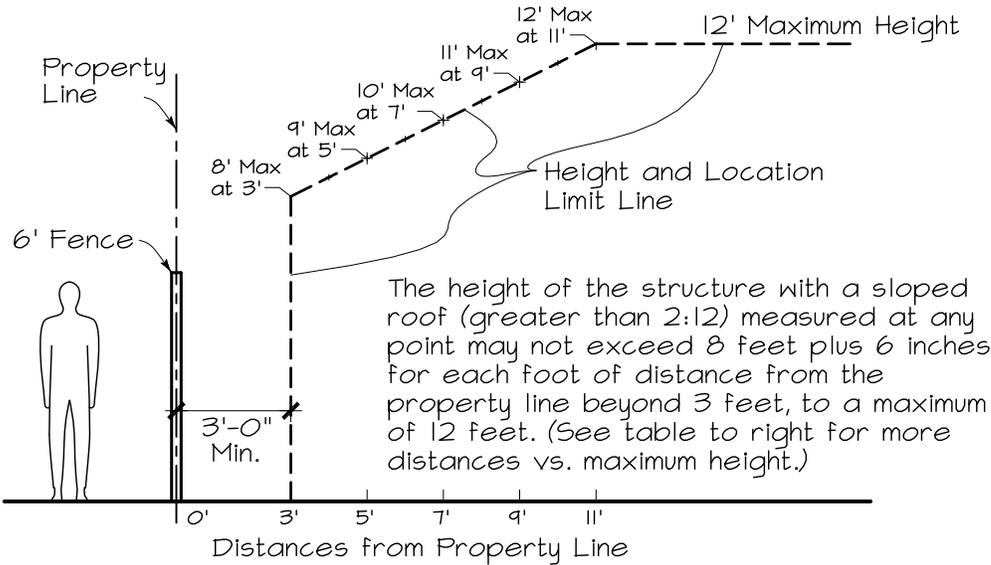
HEIGHT LIMITS: FLAT ROOF STRUCTURES

A "Flat Roof" is any roof that rises 2 inches or less of rise for every foot of run. ($\leq 2:12$)



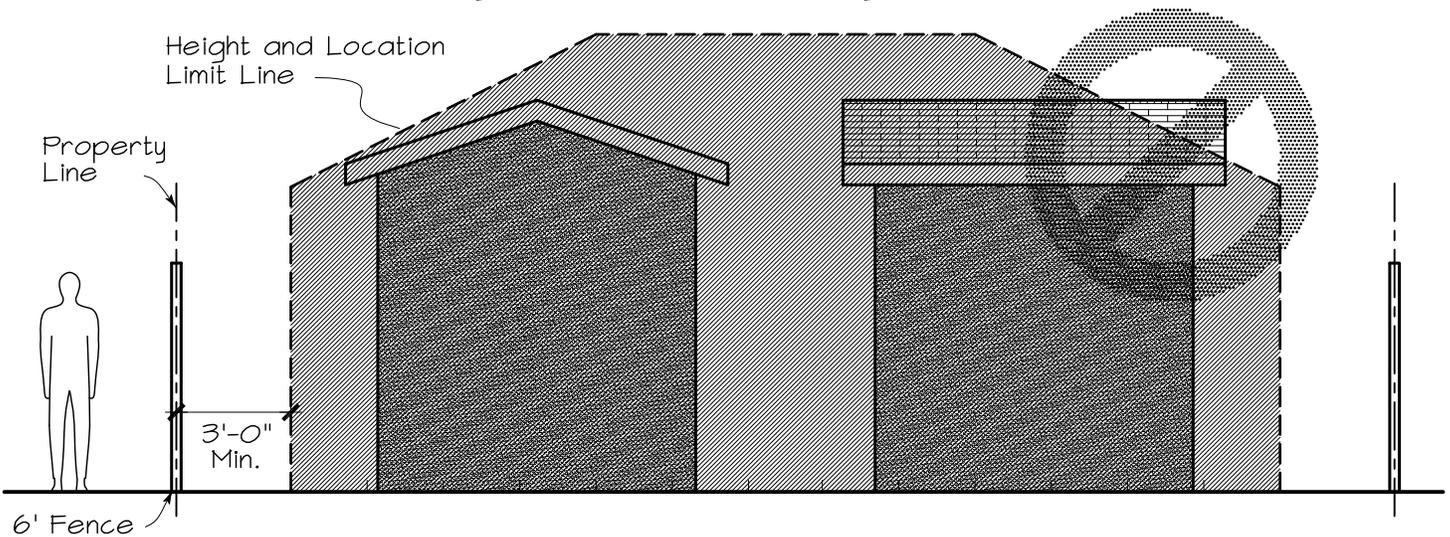
HEIGHT LIMITS: SLOPED ROOF STRUCTURES

A "Sloped Roof" is any roof that rises more than 2 inches for each foot of run (greater than 2:12).



Distance from Property Line	Maximum Height Measured at Distance from Property Line
3'	8'-0"
4'	8'-6"
5'	9'-0"
6'	9'-6"
7'	10'-0"
8'	10'-6"
9'	11'-0"
10'	11'-6"
11'	12'-0"
11' +	12'-0" Maximum

The same structure set back the same distance, but turned 90 degrees, would not be permitted because the gable end is above the Height and Location Limit Line



EXEMPT ACCESSORY STRUCTURES

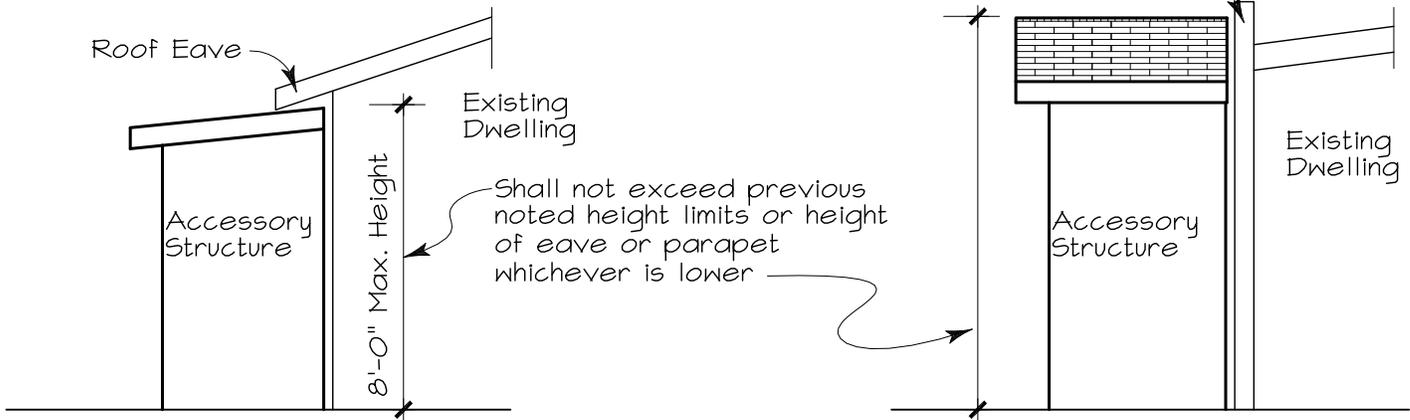


HELP FOR THE HOMEOWNER
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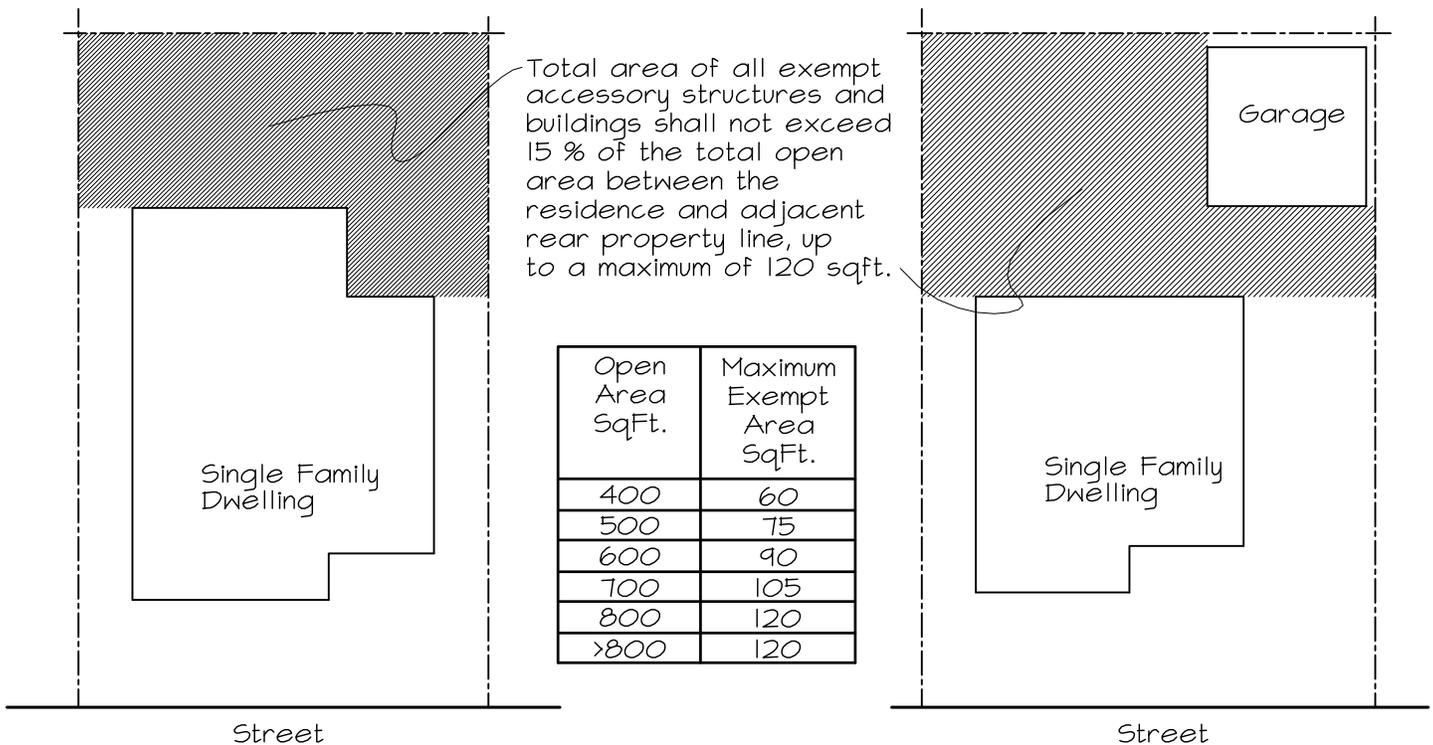
Steve Newman 3/25/15
Deputy Building Official: Date

Date: 3/10/15 Sheet 2 of 4 B200

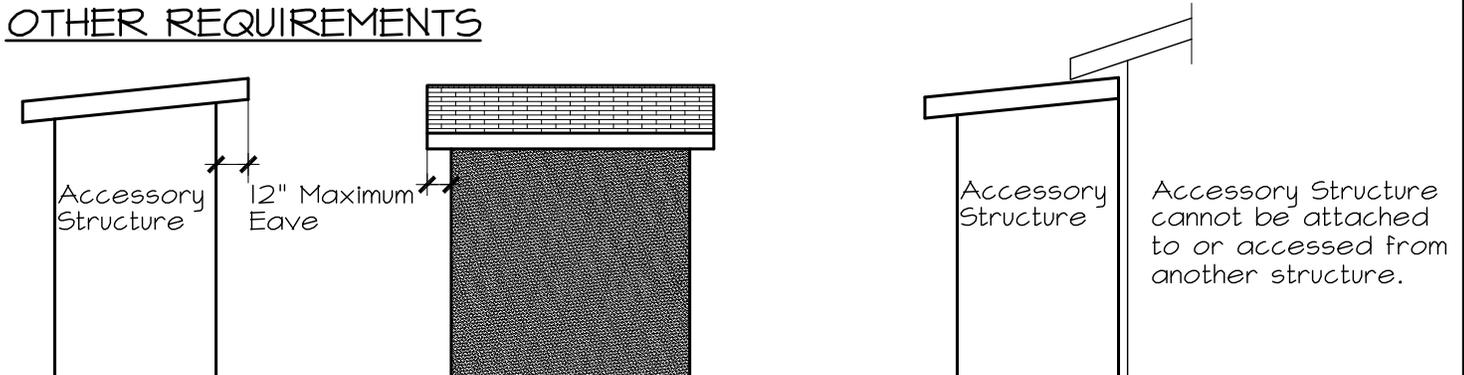
HEIGHT LIMITS: ADJOINING STRUCTURES



MAXIMUM ALLOWABLE FLOOR AREA OF EXEMPT STRUCTURES



OTHER REQUIREMENTS



EXEMPT ACCESSORY STRUCTURES



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ACCESSORY STRUCTURES EXEMPT FROM BUILDING AND PLANNING PERMITS ON RESIDENTIAL LOTS

ZONING CODE DEFINITIONS AND TEXT (16-10 AND 16-301)

ZONING CODE DEFINITIONS

ACCESSORY BUILDING Any structure built for the support, shelter, or enclosure of property that is separate from but related, subordinate, and secondary to the main use of the property, such as but not limited to: storage sheds, greenhouses, and garages.

ACCESSORY STRUCTURE A man-made object other than ornamental statuary, having a permanent location on the ground and more than six inches above the finished grade that is separate from but related, subordinate, and secondary to the main use of the property, such as but not limited to: patio covers, gazebos, and children's play structures.

SIZE - Total aggregate floor area of all accessory structures and buildings shall not exceed 15% of the total open area between the residence and adjacent rear property line or one hundred and twenty square feet (120 sqft.), whichever is less.

MAXIMUM HEIGHT - Maximum height: Height shall be measured from the average grade within five (5) feet of the accessory structure or accessory building to the highest point of the accessory structure or accessory building. Accessory structures or accessory buildings with a flat roof shall not exceed a height of eight (8) feet. For accessory buildings with a sloped roof, the height limit may be increased six (6) inches for each additional one-foot increase to the required setbacks, graduated over the length of the structure, not to exceed a height of twelve (12) feet. Accessory structures or accessory buildings set against the residence shall not exceed the height of the adjacent eave or parapet.

SPORTS EQUIPMENT HEIGHT EXEMPTION - Regulation-size sports equipment such as a basketball hoop, volleyball net, etc. which are un-covered and non-moveable and feature no more than two supporting posts shall be exempt from the aforementioned height restriction, as determined by the Planning Manager, when a 5 foot setback is provided to adjacent property line.

ROOF EAVES - Maximum extension of roof eaves is twelve (12) inches.

LOCATION ON PROPERTY - Minimum setback from any property line is three (3) feet. An accessory structure or accessory building shall not be located in any required front yard.

EXTERIOR FINISHES - With the exception of greenhouses featuring translucent glass panels, exterior siding and roofing shall be made of non-reflective materials.

UTILITIES NOT PERMITTED - The accessory structure or accessory building is not served by utilities.

LIMITED USES - The accessory structure or accessory building shall not be occupied for living or sleeping purposes.

PROHIBITED ATTACHMENT AND ACCESS - The accessory structure or accessory building is not attached to, accessed from, nor blocking openings of any other structure or building.

RESTRICTIONS ON PLACEMENT - The accessory structure or accessory building shall not be located so as to block required clearances around equipment, vents, utilities or similar items.

SPECIAL REQUIREMENTS - Furniture, plants and similar items shall not be placed on or above any accessory structure or accessory building.

NON COMPLIANCE WITH REQUIREMENTS - Accessory structures or accessory buildings not meeting the above standards shall be subject to the full requirements of the Zoning and Building Codes.



EXEMPT ACCESSORY STRUCTURES

**HELP FOR THE HOMEOWNER
DEVELOPMENT SERVICES**

<i>Steve Newman</i>	3/25/15
Deputy Building Official:	Date
Date: 3/10/15	Sheet 4 of 4 B200