

Section 40-666. Schedule of Detached Accessory Structures Regulations

Cross Reference the items below with the parcel sizes and Districts listed to the right		R-1, R-2, R-3 RM-1, RM-2	One Family Residential Districts One & two Family units calculated by individual area available per lot size, all other units require <i>PC Site Plan Approval</i>	All other Districts listed in Article 5 to comply with the requirements for the Zoning District they are located in		
1. Utility Status		For Both Sewer and Septic Serviced Parcels				
2. Based on the parcel Size and Frontage	Area	≤ 1 acre or	1 to 10 Acres	≥ 10 Acres &	Detached Acc. Strcs. ≤1200 SF	Detached Acc. Strcs. >1200 SF
	Width	< 70 L. F.	≥ 70 L. F.	≥ 165 L. F.		
A. The <i>MAFA</i> of all <i>DAS</i> 's on the parcel combined, may not exceed The following totals: Note A		1000 SF with an extra 8' unenclosed porch allowed on one side	2200 sf for ≥ 1 acre plus 200 sf per acre to 4000 max for 10 acres	As per < 10 Acres up to 5000 SF Maximum for Ag. Structures	A Zoning Permit and/or Building Permit, is required in compliance with the setbacks required for the District in which they are located	Site Plan Review by the Planning Commission is required in compliance with the setbacks required for the District in which they are located
B. Front Yard Setback Required Note B, C		A <i>DAS</i> must meet the minimum front, side & rear yard setbacks and be located behind the front of the main residential structure or be able to meet the exception* listed.				
C. Side Yard Setback Required Note C		Minimum 5 feet	Min 5'+ 1' per 100SF over 1200 SF to 20'	Minimum 20 feet		
D. Rear Yard Setback Required		Minimum 5 feet	Min 5'+ 1' per 100SF over 1200 SF to 20'	Minimum 20 feet		
E. Maximum Building Height		Not to exceed 21 feet from the lowest floor surface to the peak.				Per PC review
F. Maximum Building Width Not to exceed the following:		35% of the parcel width to the <i>MAFA</i>	30% of the parcel width to the <i>MAFA</i>	25% of the parcel width to the <i>MAFA</i>	Requires Review by the Zoning Administrator in compliance with setbacks required	Requires Review by the Planning Commission in compliance with setbacks required
G. Maximum Building length Not to exceed the following:		20% of the parcel length to the <i>*MAFA</i>	25% of the parcel length to the <i>*MAFA</i>	20% of the parcel length to the <i>*MAFA</i>		
H. Maximum % of Lot Coverage		Not to exceed the % of lot coverage listed in the Schedule of District Regulations for each Zoning District				
I. Agricultural Buildings		Not permitted	Not to exceed the Height, Width, Length or % of lot coverage listed above		When listed as an allowed use after PC Site Plan Review and approval	

A. An additional "Basement" as defined in the Zoning Ordinance for a "Story" is not allowed in a detached accessory structure.

B. In the case of lots with more than one right of way frontage, detached accessory buildings shall observe the front yard setback requirements on the additional frontage where residences front a river or the adjacent right of way as found elsewhere in the ordinance.

C. A *DAS* may be located in a non-required side yard setback. *The minimum side yard setback requirements for the main structure apply to the DAS* in the case of double frontage lots or when *it is allowed to be located in front of the primary residence up to the front yard setback of the adjacent residential structure when both structures are located to the front of the existing primary residence.

The addition of italicized text is for clarity purposes for the following items as listed above: *PCSP* = planning commission site plan, *MAFA* = maximum allowable floor area, and *DAS* = detached accessory structures. The *MAFA* are calculated as listed above & here; ≥ 75 L.F. & < 1 acre = 1000sf with an additional 8' of unenclosed porch allowed on one side of the *DAS*. *DAS* on the following must calculate any roofed area as part of the total square footage. *DAS* on Lots of ≥ 1 acre = 2200sf, $\geq 2a$ = 2400sf, $\geq 3a$ = 2600sf, $\geq 4a$ = 2800sf, $\geq 5a$ = 3000sf, $\geq 6a$ = 3200sf, $\geq 7a$ = 3400sf, $\geq 8a$ = 3600sf, $\geq 9a$ = 3800sf, $\geq 10a$ = 4000.