

## DETACHED ACCESSORY STRUCTURES

Typical detached accessory structures include storage sheds, swimming pools, detached garages and carports, certain utilities (LP tanks, generators, A/C units, pool equipment) and gazebos.

### PROPERTY SETBACK REQUIREMENTS

**A. INTERIOR LOT**, defined as any lot directly fronting on a street, but not on a corner of 2 streets

**Front setback:** structure must be located in the rear half of lot, **or** seventy (70) feet behind the property line, whichever is *less*

**Side setback:** dependent upon residence zone:

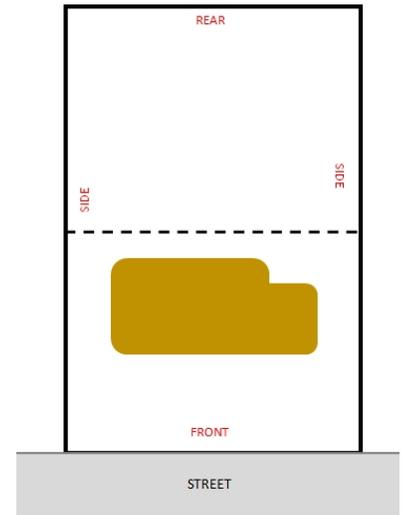
“AAA” Zone- 15% of lot width or 30 feet, whichever is *less*

“AA” Zone- 15% of lot width, or 20 feet, whichever is *less*

“A” Zone- 10 feet

“B, C, or D” Zone- 6 feet

**Rear setback:** 5 feet for lots 100 feet in depth or less; 10 feet for lots deeper than 100 feet



**B. THROUGH LOT**, defined as an interior lot situated between, and fronting on, two parallel streets

**Front setback:** structure must be located at least one-fourth (1/4) of the total lot depth from each street **or** seventy (70) feet behind the property line, whichever is *less*

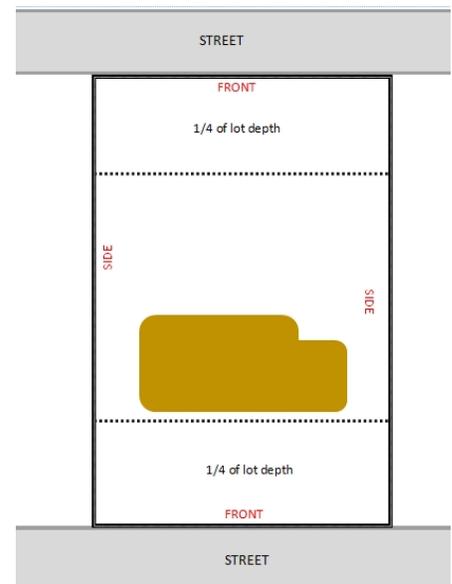
**Side setback:** dependent upon residence zone:

“AAA” Zone- 15% of lot width or 30 Feet, whichever is *less*

“AA” Zone- 15% of lot width, or 20 feet, whichever is *less*

“A” Zone- 10 feet

“B, C, or D” Zone- 6 feet

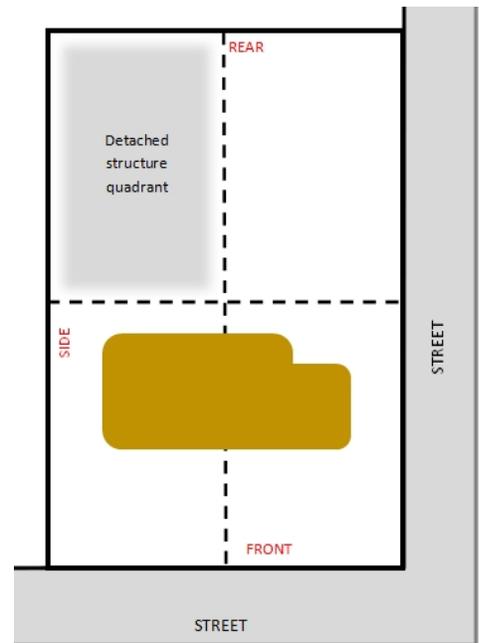


**C. CORNER LOT**, defined as any lot located on the corner of any 2 intersecting streets

**Street setback:** structure must be located on that quadrant of the lot which does not front on either street, **or** seventy (70) feet behind either property line, whichever is *less*

The quadrants are established by projecting a line down the center of the lot from one street lot face, then repeating the process from the other street face.

Regardless of the position of the house on the corner lot, the shorter of the 2 lot street faces is designated by the zoning regulation as the lot front. Therefore, on a corner lot with a roughly rectangular configuration, the property line opposite from the lot front is the rear property line. The remaining property line, opposite the longer street face, is the side property line.



**Side setback:** dependent upon residence zone:

“AAA” Zone- 15% of lot width or 30 Feet, whichever is *less*

“AA” Zone- 15% of lot width, or 20 feet, whichever is *less*

“A” Zone- 10 feet

“B, C, or D” Zone- 6 feet

**Rear setback:** 5 feet for lots 100 feet in depth or less; 10 feet for lots deeper than 100 feet

**D. CORNER LOT FRONTING ON 3 STREETS**, defined as any lot located on the corner of any 3 or more intersecting streets

**Street setback:** structure must be located at least one-fourth (1/4) of the total lot depth from each street **or** seventy (70) feet behind the property line, whichever is *less*

**Side setback:** dependent upon residence zone:

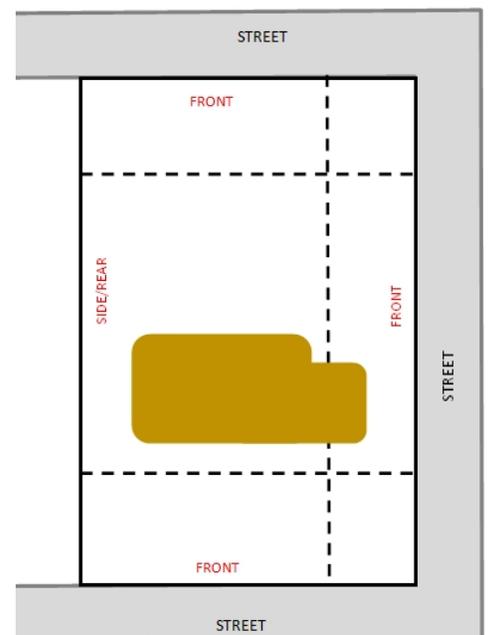
“AAA” Zone- 15% of lot width or 30 Feet, whichever is *less*

“AA” Zone- 15% of lot width, or 20 feet, whichever is *less*

“A” Zone- 10 feet

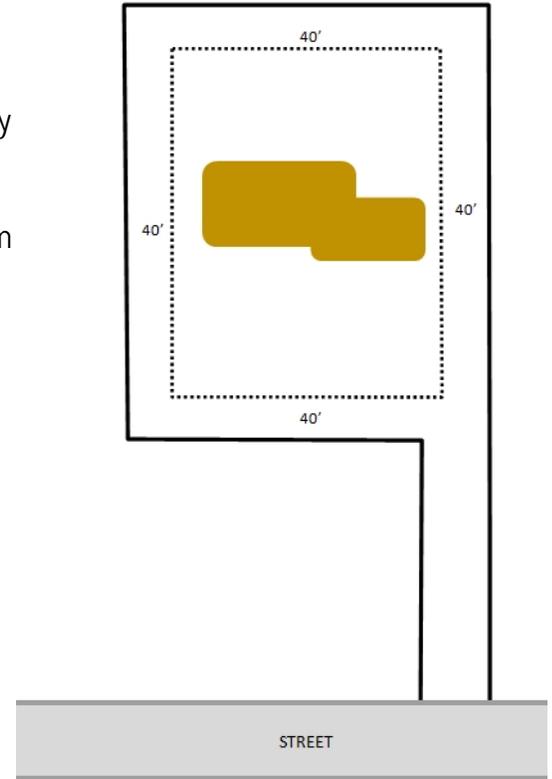
“B, C, or D” Zone- 6 feet

**Rear setback:** 5 feet for lots 100 feet in depth or less; 10 feet for lots deeper than 100 feet



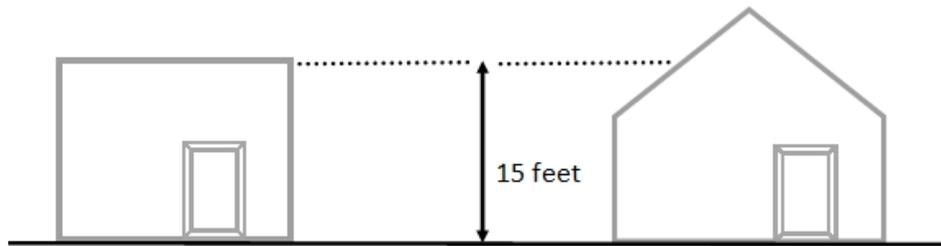
**E. REAR LOT**, defined as any lot situated to the rear of lots fronting on a street, and having access to the street via narrow access way

**Front, Side & Rear setback:** On any rear lot 32,670 sq. ft. or larger, all structures must maintain a minimum setback of 40 feet from all property lines



### Height Requirements

The maximum height for an accessory structure is fifteen (15) feet to the midpoint of the roof based upon average grade around the structure. Where a flat roof is proposed, the maximum height of 15 feet is the highest point of the flat roof based upon average grade around the structure.



Please refer to [Article 90, §118-910: Location of accessory buildings in residence zones](#) and [Article 80, §118-810: General provisions relative to area and height regulations](#) of the Building Zone Regulations for specific language and further information.