



Meeting Agenda

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Zoning Board of Appeals
Wednesday, July 10, 2024
5:30 PM

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

- 1. Approval of the Minutes** for the meeting of the Zoning Board of Appeals from **May 08, 2024**.

NEW BUSINESS

- 2. ZBA 2024-004: Public Hearing** for a **Text Amendment** revising the **Village of Roscoe Zoning Ordinance Section 15-410** governing Residential Zoning District Development Standards
- 3. ZBA 2024-005: Public Hearing** for a **Text Amendment** revising the **Village of Roscoe Zoning Ordinance Section 15-516** governing the development of Accessory Buildings.

OLD BUSINESS

PUBLIC COMMENT (Limited to 3 minutes per speaker)

ADJOURNMENT



Meeting Minutes

DRAFT

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Zoning Board of Appeals
Wednesday, May 08, 2024
5:30 PM

CALL TO ORDER

The Meeting was called to order by Chairman Durstock at 5:30pm.

ROLL CALL

PRESENT

Chairman Jay Durstock
Member Dayne Mead
Member Ryan Swanson
Member George Wagaman

ABSENT

Member Laura Baluch
Member Brad Hogland
Member Melissa Smith
Village Clerk Stephanie Johnston

APPROVAL OF MINUTES

1. **Approval of the Minutes** for the meeting of the Zoning Board of Appeals from **April 10, 2024.**

Motion: A motion was made to approve the Minutes from the April 10, 2024 ZBA Meeting.

Motion made by Member Wagaman, Seconded by Member Swanson.

There were no additions or corrections.

Roll Call Vote was taken, and the *motion was approved* as follows:

Voting Yea: Chairman Durstock, Member Mead, Member Swanson, Member Wagaman

NEW BUSINESS

2. **ZBA 2024-003:** Design Review for construction of a 10 SF Chicken Coop with 22.9 SF integrated run located at 9480 Sagewood (08-10-103-002)

Motion: Approval of Design Review for construction of a 10 SF Chicken Coop with 22.9 SF integrated run located at 9480 Sagewood (08-10-103-002)

Motion made by Member Wagaman, Seconded by Member Mead.

Discussion:

Zoning Official Vareldzis presented the application for design review of the Chicken Coop. Mr. Vareldzis stated that the application and the design of the chicken coop meets all applicable Village requirements, and recommended approval of the design.

Chairman Durstock raised a concern that the design of the coop included wheels, which would allow it to be moved to an unapproved location. Mr. Vareldzis suggested that to alleviate this concern, a condition of the approval could be that the coop remain within the required setbacks established by Village Code.

Roll Call Vote was taken, and the *motion was approved as follows:*

Voting Yea: Member Mead, Member Swanson, Member Wagaman

Voting Nay: Chairman Durstock

OLD BUSINESS

Member Wagaman brought up the discussion from the previous ZBA meeting related to the width of driveways, and the concerns he has with the increased widths of the two and three car garages in the Village, including some garages with two double garage doors.

Chairman Durstock noted that the Village ordinance needs to balance the size of the driveways with the needs of the property owners, and stated that the driveways should not be so big they look like airport tarmacs, but also that we don't necessarily need lots of open spaces on a property either, but that too large of driveways will encourage the permanent storage of campers in the driveways.

Member Swanson stated that the currently allowed 24 feet wide driveways already provide adequate space, but property will need to understand when they purchase their homes that they will not be able to store their campers on the property. He reasserted that that it is hard to actually justify variances on the basis of a true hardship, and that if there are hardships, the applicants need to be more specific.

Member Mead stated that times have changed and that many people have moved from having one car to owning two or three cars, and that the codes need to be adjusted to account for this change. He says that people are building without permits, so the ZBA should be more consistent in granting variances, and enforcing the codes as they are written.

PUBLIC COMMENT (Limited to 3 minutes per speaker)

There was no member of the public who wished to speak at public comment.

ADJOURNMENT

Motion: A motion was made to adjourn the meeting.

Motion made by Member Mead, Seconded by Member Swanson. Voting Yea: Chairman Durstock, Member Mead, Member Swanson, Member Wagaman

Meeting Adjourned at **5:54 pm**

Zoning Board of Appeals Meeting of July 10, 2024**Application No. ZBA 2024-004**

To: Village of Roscoe Zoning Board of Appeals

From: Elias Vareldzis, Vandewalle & Associates – Village Consulting Planner

Date: July 5, 2024

Re: Village of Roscoe Proposed Zoning Code Amendments

ZBA 2024-004 - Residential Driveway Width Standards:

The Zoning Board of Appeals and Village Board have recently considered potential changes to the residential driveway standards to allow for greater flexibility in driveway widths on residential lots. The changes proposed below are intended to allow for greater flexibility in driveway design to accommodate garages that have more than two-car bays.

ZBA Considerations & Staff Recommendation:

Per Sec. 15-779, the ZBA should consider whether these proposed amendments are consistent with the purpose and intent of the Zoning Ordinance and the Village's Comprehensive Plan. Per Village Code and my recommendation, the ZBA should ultimately make one of the following findings for each proposed ordinance amendment:

- Recommend that the proposed amendments be adopted as presented.
- Recommend that the proposed amendments be adopted in a modified form.
- Recommend that the proposed amendments be rejected.

The concurring votes of four members of the ZBA are necessary to recommend the application for an amendment to the Zoning Code to the Village Board. A written finding of fact and recommendation based on these findings must be transmitted to the Village Board for their ultimate review and decision.

Below are the recommended Zoning Code modifications. Existing text for each relevant section of the Zoning Code is provided below, including proposed text changes/additions/subtractions:

ZBA 2024-004**Proposed Text Amendments – Residential Driveway Design Standards:**

Sec. 15-410(b)(6): Residential Driveway Design Standards

- 6) Residential driveway design standards.
 - a. Residential driveways shall not exceed 24 feet in width at the property line.
 - b. Residential driveways shall be constructed of a minimum of two inches of bituminous pavement with six inches of aggregate base, Portland cement concrete at least four inches in thickness, concrete pavers, paving blocks, or similar materials approved by the village engineer.
 - c. An ~~garage~~ access ~~drive for a garage larger than a standard two-car garage, the width of the garage, as measured from the garage walls,~~ is permitted to extend ~~the full width of the garage~~ for a distance of ~~20~~ 25 feet from the garage doors before tapering, within ~~ten~~ five feet, back to ~~no greater than a 24 foot~~ the maximum driveway width at the right-of-way line.

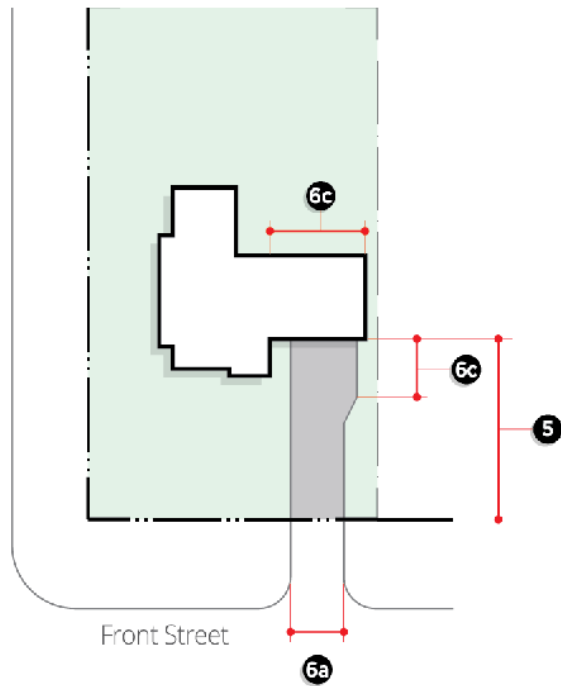
Sec. 15-410. Development standards applicable to residential districts.

(a) *Garages.*

- (1) A lot with a single-family dwelling that is 1,199 square feet or less in area shall be required to have a single-car garage at a minimum.
- (2) A lot with a single-family dwelling that is 1,200 square feet or more in area shall be required to have a two-car garage at a minimum.

(b) *Residential driveways.*

- (1) A residential driveway is any paved hard-surfaced, manmade area used to access any garage or accessory building, or leads to a garage, outdoor or indoor parking area, or is an established and surfaced portion of the lot, the use of which is for the purpose of ingress or egress to a carport, garage, accessory structure, parking area, or loading and unloading station for vehicles, whether the driveway crosses the village right-of-way or not.
- (2) All residential driveways must comply with the following standards, in addition to those set forth in the village subdivision code and other provisions of this Code:
 - a. No residential driveway shall be set within the required side yards as required in section 15-408. The restriction in this subsection (b)(2)a does not apply to lots on a cul-de-sac;
 - b. Only one driveway is permitted for each lot in the R1 district, unless a variance is granted by the village board of trustees.
- (3) All residential driveways must be constructed directly from the public road to the attached garage. If there is no attached garage the driveway shall be constructed to the primary detached garage if situated in the front or side yard.
- (4) No residential driveways may be built to any accessory structure, other than a garage as detailed in subsection (b)(3) of this section, unless a variance is granted by the board of trustees.
- (5) Residential driveways shall extend for a minimum of 30 feet in between the public right-of-way and garage.
- (6) Residential driveway design standards.
 - a. Residential driveways shall not exceed 24 feet in width at the property line.
 - b. Residential driveways shall be constructed of a minimum of two inches of bituminous pavement with six inches of aggregate base, Portland cement concrete at least four inches in thickness, concrete pavers, paving blocks, or similar materials approved by the village engineer.
 - c. A garage access drive, the width of the garage, as measured from the garage walls, is permitted to extend for a distance of 20 feet from the garage doors before tapering, within ten feet, back to the maximum driveway width.
- (7) In addition to the requirements of article X of this chapter, residential circular driveways are permitted in a front or corner side yard, so long as it conforms to the following requirements:



Graphic 15-410. Residential Driveways Design Standards

1. The minimum lot width is greater than 125 linear feet.
2. The minimum setback for residential structures in the yard in which the circular driveway is located shall be 30 feet.
3. Circular driveways shall have a minimum width of nine feet, and a maximum width of 12 feet except where it provides access to a garage entry.
4. There shall be a landscaped area between the circular driveway and the public right-of-way with a depth of no less than ten feet and a width of no less than 20 feet. This area shall include decorative landscaping intended to screen the circular driveway area.

(c) *Residential parking pads.*

- (1) *Limit.* A residential driveway may be extended to include one parking pad.
- (2) *Configuration.*
 - a. A parking pad shall be a minimum of ten feet in width.
 - b. The portion of the parking pad adjacent to the driveway shall have a maximum length of 25 feet, as measured from the front facade line of the garage. A minimum seven-foot taper shall be included in the 25-foot maximum.
 - c. The portion of the parking pad adjacent to the garage shall have a maximum length of 20 feet as measured from the front facade line of the garage.
- (3) *Location.* The parking pad shall be set back a minimum of three feet from any side property line.

- (d) *Residential anti-monotony standards.* The following standards and definitions shall apply to the construction of all new single-family detached dwellings within the village after the effective date of the ordinance from which this section is derived.
- (1) *Similar elevations and/or facades prohibited on adjacent lots.* No two single-family dwellings of similar front elevation and/or facade shall be constructed or located on adjacent lots or on lots opposite each other. Further, single-family dwellings of similar front elevation and/or facade shall be separated by at least two lots, regardless of the side of the street the dwelling is located on; nor shall there be constructed or located single-family dwellings of similar front elevation and/or facade constituting more than 25 percent of the single-family dwellings in any streetscape.
 - (2) *Identical footprint prohibited on adjacent lots.* No two single-family dwellings with the identical footprint or mirrored footprint shall be constructed or located on adjacent lots or on lots opposite each other. Further, single-family dwellings with the identical footprint or mirrored footprint shall be separated by at least two lots, regardless of the side of the street the dwelling is located on; nor shall there be constructed or located single-family dwellings with the identical footprint or mirrored footprint constituting more than 25 percent of the single-family dwellings in any streetscape.
 - (3) *Criteria.* Designated village officials shall deem front elevations and facades to be dissimilar when at least one of the delineated changes under each of the following categories of rooflines, windows, and construction materials and colors is made.
 - a. *Rooflines.* To be considered dissimilar, the rooflines of two adjacent single-family dwellings, as seen from the front of the dwelling, shall be changed in at least one of the following ways:
 1. Changing gable roofs to hip roofs.
 2. Changing hip roofs to gable roofs.
 3. Providing an intersecting gable roof on the main gable roof, provided that the height of the intersecting roof is at least 35 percent of the height of the main roof.
 4. Providing an intersecting hip roof on the main hip roof, provided that the height of the intersecting hip roof is at least 35 percent of the height of the main roof.
 5. Subject to review by the designated village official, a shed roof when used as a front porch roof for a minimum of 50 percent of the entire width of the house, excluding area of garage.
 6. Subject to review by the designated village official, a substantial difference in roofline shall be deemed to exist if the front soffit is increased substantially and is combined with columns at least six inches in width or by other architectural features of a similar magnitude which reach the roofline of the highest story.
 7. Rotating gable roofs 90 degrees on the building.
 8. On a tri-level residence or other building type which has three independent major roof areas, the changing of two of the three rooflines shall be acceptable as a substantial change. Acknowledging certain design elements may prevent the changing of all three rooflines, it is desired that the roofs with the greatest impact on the streetscape be changed.
 9. The following changes to rooflines shall not be deemed sufficient to make adjacent structures dissimilar:
 - (i) Small gable or hip projections above windows.
 - (ii) Change in soffit overhang or minor variations in eave height.

(iii) Skylight and cupola.

- b. *Windows.* To be considered dissimilar, the windows of two adjacent single-family dwellings shall be changed in at least one of the following ways:

1. Changing from single windows to multiple window arrangement (ganged units).
2. Changing from multiple window arrangement to single window.
3. Changing the type of windows (e.g., casement to double hung).
4. Providing a bay or bow window in the area of the predominant window.

(i) When because of its size, location or design, one window is the predominant window on the front elevation or facade, and the size, location or type of that window is changed to render the dwelling dissimilar, then no other window need be changed.

(ii) The addition or subtraction of muntin bars (dividing lines) shall not be deemed sufficient change to constitute a substantial change in windows.

- c. *Construction materials or colors.* To be considered dissimilar, the construction materials of two adjacent single-family dwellings shall be changed in at least one of the following ways, provided that when materials are changed, the change must occur throughout the front facade or elevation for a minimum of one story in height:

1. Changing the siding from horizontal to vertical.
2. Changing the siding from vertical to horizontal.
3. Four-inch exposure horizontal siding.
4. Eight-inch exposure horizontal siding.
5. Brick siding.
6. Stone facing.
7. Stucco/stuccato board and trim.

- d. *Facades.* In addition to the other requirements of this section, all residences constructed in R1 and R2 zoning classifications shall have on the front of the residence (defined as corner to corner across that front elevation of the residence) a minimum of one-half of the area exposed on that elevation covered in brick, brick siding, stucco (or similar materials approved by the village) or stone facing excluding windows, doors and garage doors. Any material produced from vinyl or a wood-based product or that is produced in sheets for application shall not satisfy the requirements of this section.

(Ord. of 3-2-2021, § 155.3.4)

Zoning Board of Appeals Meeting of July 10, 2024
Application No. ZBA 2024-005

To: Village of Roscoe Zoning Board of Appeals

From: Elias Vareldzis, Vandewalle & Associates – Village Consulting Planner

Date: July 5, 2024

Re: Village of Roscoe Proposed Zoning Code Amendments

Ensuring Quality of Residential Accessory Structure Exterior Façade Materials:

The Zoning Code does not currently provide any exterior material guidelines or standards for residential garages, accessory buildings, and accessory structures. In order to ensure consistent character and development quality of accessory buildings and structures in residential neighborhoods, the Code should be amended to add additional language that specifies the types of exterior materials that should be used in the development of accessory structures on residentially zoned properties.

ZBA Considerations & Staff Recommendation:

Per Sec. 15-779, the ZBA should consider whether these proposed amendments are consistent with the purpose and intent of the Zoning Ordinance and the Village's Comprehensive Plan. Per Village Code and my recommendation, the ZBA should ultimately make one of the following findings for each proposed ordinance amendment:

- Recommend that the proposed amendments be adopted as presented.
- Recommend that the proposed amendments be adopted in a modified form.
- Recommend that the proposed amendments be rejected.

The concurring votes of four members of the ZBA are necessary to recommend the application for an amendment to the Zoning Code to the Village Board. A written finding of fact and recommendation based on these findings must be transmitted to the Village Board for their ultimate review and decision.

Below are the recommended Zoning Code modifications. Existing text for each relevant section of the Zoning Code is provided below, including proposed text changes/additions/subtractions:

ZBA 2024-005

Proposed Text Amendments – Accessory Buildings and Design:

Sec. 15-410. Development standards applicable to residential districts.

(a) *Garages.*

- (1) A lot with a single-family dwelling that is 1,199 square feet or less in area shall be required to have a single-car garage at a minimum.
- (2) A lot with a single-family dwelling that is 1,200 square feet or more in area shall be required to have a two-car garage at a minimum.
- (3) All residential garage structures must comply with the exterior building material requirements of Sec. 15-516(h).

Sec. 15-516. Accessory building.

(h)[new] The exterior materials used on all permanent accessory buildings located within residential zoning districts shall be visually compatible with those of the principal building on the lot or with the general characteristics of the surrounding neighborhood.

1. Permitted materials include brick, brick veneer, stone, stone veneer, glass, stucco, fiber cement siding, split-face or decorative block, EIFS, wood or wood composite siding, seamless metal siding, architectural/decorative metal panels, residential aluminum siding, vinyl siding, brick panels, stone panels, and similar materials.
2. Prohibited materials include smooth-face or non-decorative block, concrete panels (tilt-up or precast), asphaltic siding, metal siding with seams, poly-roofing siding, nondecorative metal panels, corrugated metal, nondecorative wood (plywood, chipboard, etc.).

Sec. 15-517. Accessory structures

- (a) No accessory structure shall be located in a required front yard nor closer to the front property line than the front or corner side elevation of the primary building.
- (b) Accessory structures shall not exceed 200 square feet in area.
- (c) Accessory structures shall be located a minimum of five feet from side and/or rear property lines.
- (d) All residential garage structures must comply with the exterior building material requirements of Sec. 15-516(h).

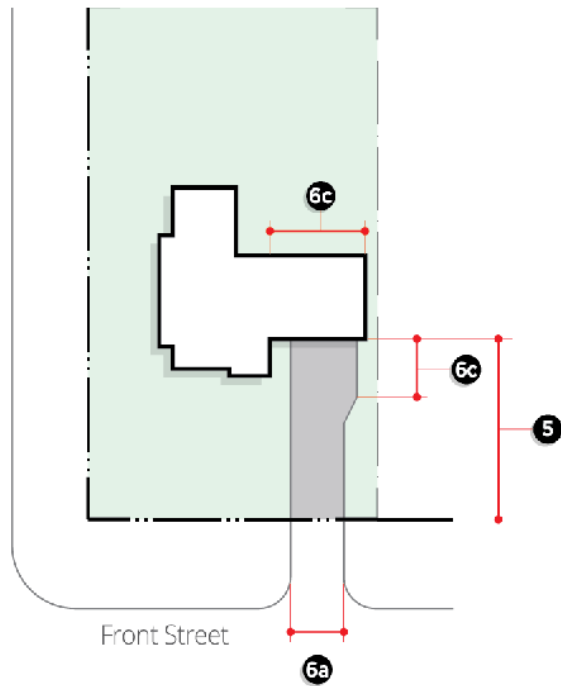
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(b) *Residential driveways.*

- (1) A residential driveway is any paved hard-surfaced, manmade area used to access any garage or accessory building, or leads to a garage, outdoor or indoor parking area, or is an established and surfaced portion of the lot, the use of which is for the purpose of ingress or egress to a carport, garage, accessory structure, parking area, or loading and unloading station for vehicles, whether the driveway crosses the village right-of-way or not.
- (2) All residential driveways must comply with the following standards, in addition to those set forth in the village subdivision code and other provisions of this Code:
 - a. No residential driveway shall be set within the required side yards as required in section 15-408. The restriction in this subsection (b)(2)a does not apply to lots on a cul-de-sac;
 - b. Only one driveway is permitted for each lot in the R1 district, unless a variance is granted by the village board of trustees.
- (3) All residential driveways must be constructed directly from the public road to the attached garage. If there is no attached garage the driveway shall be constructed to the primary detached garage if situated in the front or side yard.
- (4) No residential driveways may be built to any accessory structure, other than a garage as detailed in subsection (b)(3) of this section, unless a variance is granted by the board of trustees.
- (5) Residential driveways shall extend for a minimum of 30 feet in between the public right-of-way and garage.
- (6) Residential driveway design standards.
 - a. Residential driveways shall not exceed 24 feet in width at the property line.
 - b. Residential driveways shall be constructed of a minimum of two inches of bituminous pavement with six inches of aggregate base, Portland cement concrete at least four inches in thickness, concrete pavers, paving blocks, or similar materials approved by the village engineer.
 - c. A garage access drive, the width of the garage, as measured from the garage walls, is permitted to extend for a distance of 20 feet from the garage doors before tapering, within ten feet, back to the maximum driveway width.
- (7) In addition to the requirements of article X of this chapter, residential circular driveways are permitted in a front or corner side yard, so long as it conforms to the following requirements:



Graphic 15-410. Residential Driveways Design Standards

1. The minimum lot width is greater than 125 linear feet.
2. The minimum setback for residential structures in the yard in which the circular driveway is located shall be 30 feet.
3. Circular driveways shall have a minimum width of nine feet, and a maximum width of 12 feet except where it provides access to a garage entry.
4. There shall be a landscaped area between the circular driveway and the public right-of-way with a depth of no less than ten feet and a width of no less than 20 feet. This area shall include decorative landscaping intended to screen the circular driveway area.

(c) *Residential parking pads.*

- (1) *Limit.* A residential driveway may be extended to include one parking pad.
- (2) *Configuration.*
 - a. A parking pad shall be a minimum of ten feet in width.
 - b. The portion of the parking pad adjacent to the driveway shall have a maximum length of 25 feet, as measured from the front facade line of the garage. A minimum seven-foot taper shall be included in the 25-foot maximum.
 - c. The portion of the parking pad adjacent to the garage shall have a maximum length of 20 feet as measured from the front facade line of the garage.
- (3) *Location.* The parking pad shall be set back a minimum of three feet from any side property line.

- (d) *Residential anti-monotony standards.* The following standards and definitions shall apply to the construction of all new single-family detached dwellings within the village after the effective date of the ordinance from which this section is derived.
- (1) *Similar elevations and/or facades prohibited on adjacent lots.* No two single-family dwellings of similar front elevation and/or facade shall be constructed or located on adjacent lots or on lots opposite each other. Further, single-family dwellings of similar front elevation and/or facade shall be separated by at least two lots, regardless of the side of the street the dwelling is located on; nor shall there be constructed or located single-family dwellings of similar front elevation and/or facade constituting more than 25 percent of the single-family dwellings in any streetscape.
 - (2) *Identical footprint prohibited on adjacent lots.* No two single-family dwellings with the identical footprint or mirrored footprint shall be constructed or located on adjacent lots or on lots opposite each other. Further, single-family dwellings with the identical footprint or mirrored footprint shall be separated by at least two lots, regardless of the side of the street the dwelling is located on; nor shall there be constructed or located single-family dwellings with the identical footprint or mirrored footprint constituting more than 25 percent of the single-family dwellings in any streetscape.
 - (3) *Criteria.* Designated village officials shall deem front elevations and facades to be dissimilar when at least one of the delineated changes under each of the following categories of rooflines, windows, and construction materials and colors is made.
 - a. *Rooflines.* To be considered dissimilar, the rooflines of two adjacent single-family dwellings, as seen from the front of the dwelling, shall be changed in at least one of the following ways:
 1. Changing gable roofs to hip roofs.
 2. Changing hip roofs to gable roofs.
 3. Providing an intersecting gable roof on the main gable roof, provided that the height of the intersecting roof is at least 35 percent of the height of the main roof.
 4. Providing an intersecting hip roof on the main hip roof, provided that the height of the intersecting hip roof is at least 35 percent of the height of the main roof.
 5. Subject to review by the designated village official, a shed roof when used as a front porch roof for a minimum of 50 percent of the entire width of the house, excluding area of garage.
 6. Subject to review by the designated village official, a substantial difference in roofline shall be deemed to exist if the front soffit is increased substantially and is combined with columns at least six inches in width or by other architectural features of a similar magnitude which reach the roofline of the highest story.
 7. Rotating gable roofs 90 degrees on the building.
 8. On a tri-level residence or other building type which has three independent major roof areas, the changing of two of the three rooflines shall be acceptable as a substantial change. Acknowledging certain design elements may prevent the changing of all three rooflines, it is desired that the roofs with the greatest impact on the streetscape be changed.
 9. The following changes to rooflines shall not be deemed sufficient to make adjacent structures dissimilar:
 - (i) Small gable or hip projections above windows.
 - (ii) Change in soffit overhang or minor variations in eave height.

(iii) Skylight and cupola.

- b. *Windows.* To be considered dissimilar, the windows of two adjacent single-family dwellings shall be changed in at least one of the following ways:

1. Changing from single windows to multiple window arrangement (ganged units).
2. Changing from multiple window arrangement to single window.
3. Changing the type of windows (e.g., casement to double hung).
4. Providing a bay or bow window in the area of the predominant window.

(i) When because of its size, location or design, one window is the predominant window on the front elevation or facade, and the size, location or type of that window is changed to render the dwelling dissimilar, then no other window need be changed.

(ii) The addition or subtraction of muntin bars (dividing lines) shall not be deemed sufficient change to constitute a substantial change in windows.

- c. *Construction materials or colors.* To be considered dissimilar, the construction materials of two adjacent single-family dwellings shall be changed in at least one of the following ways, provided that when materials are changed, the change must occur throughout the front facade or elevation for a minimum of one story in height:

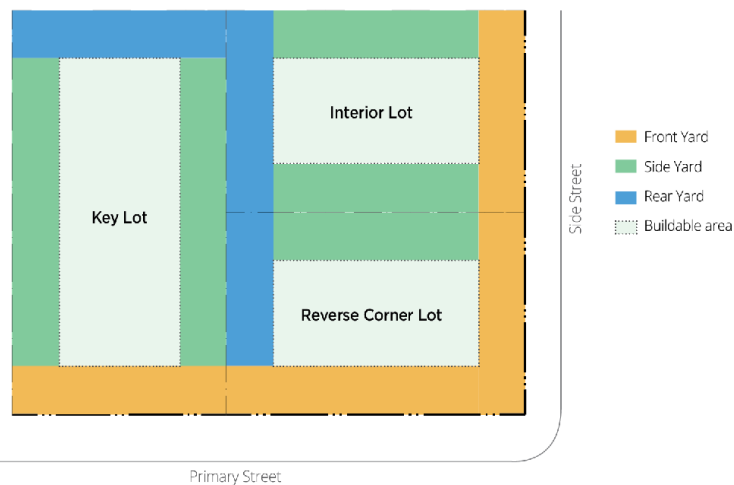
1. Changing the siding from horizontal to vertical.
2. Changing the siding from vertical to horizontal.
3. Four-inch exposure horizontal siding.
4. Eight-inch exposure horizontal siding.
5. Brick siding.
6. Stone facing.
7. Stucco/stuccato board and trim.

- d. *Facades.* In addition to the other requirements of this section, all residences constructed in R1 and R2 zoning classifications shall have on the front of the residence (defined as corner to corner across that front elevation of the residence) a minimum of one-half of the area exposed on that elevation covered in brick, brick siding, stucco (or similar materials approved by the village) or stone facing excluding windows, doors and garage doors. Any material produced from vinyl or a wood-based product or that is produced in sheets for application shall not satisfy the requirements of this section.

(Ord. of 3-2-2021, § 155.3.4)

Sec. 15-516. Accessory building.

- (a) No accessory building shall be located in a required front yard.
- (b) A total of one accessory building may be permitted on any parcel, unless otherwise authorized through a provision of this Code.
- (c) On lots less than or equal to one acre, an accessory building shall not exceed 700 square feet in area.
- (d) On lots greater than one acre, an accessory building shall not exceed 1,200 square feet in area.
- (e) On a reverse street corner lot, a lone accessory structure shall not be located closer to the rear property line than the required side yard of the adjoining key lot and not closer to the street than the required front yard of the adjoining key lot.



Graphic 15-516. Accessory Building Lot Types

- (f) Swimming pools used solely by persons resident on the site and their guests, provided that no swimming pool or accessory mechanical equipment shall be located in a required front yard or less than ten feet from a property line.
- (g) Accessory buildings shall meet the following height and setback requirements:

Table 15-516. Accessory Buildings

<i>Districts</i>		<i>Maximum Height</i>	<i>Setback to Side Lot Line</i>	<i>Setback to Rear Lot Line</i>
R1	One-Family Residential District	20 ft.	10 ft.	10 ft.
R2	Two-Family Residential District	20 ft.	10 ft.	10 ft.
RE	Single-Family Rural Estate Residential District	20 ft.	10 ft.	10 ft.
RM	Multifamily Residential District	20 ft.	10 ft.	10 ft..

Created: 2024-05-09 12:10:34 [EST]

Recodification codified through Ordinance No. 2022-10, adopted on September 20, 2022.

CR	Retail Service Commercial District	20 ft.	10 ft.	10 ft
CG	General Commercial District	25 ft.	10 ft.	10 ft.
CH	Highway Commercial District	25 ft.	10 ft.	10 ft.
IG	General Industrial District	35 ft.	30 ft.	30 ft.
IH	Heavy Industrial District	35 ft.	50 ft.	50 ft.
UT	Urban Transition District	20 ft.	10 ft.	10 ft.
HC	Health Care District	35 ft.	10 ft.*	10 ft.*
PC	Public/Conservancy	35 ft.	15 ft.	15 ft.

(Ord. of 3-2-2021, § 155.7.5)

Sec. 15-517. Accessory structures.

- (a) No accessory structure shall be located in a required front yard nor closer to the front property line than the front or corner side elevation of the primary building.
 - (b) Accessory structures shall not exceed 200 square feet in area.
 - (c) Accessory structures shall be located a minimum of five feet from side and/or rear property lines.
- (Ord. of 3-2-2021, § 155.7.6)