

Potential Zoning Ordinance Changes

Current Ordinance 105-16B(2):

Walls, fences or other structures shall not be erected or maintained and trees, shrubs, hedges, bushes or other vegetative material should not be planted or maintained in such a manner as to project into adjacent property in different ownership. All such walls, fences, structures, hedges, trees or other vegetative material must be planted or maintained far enough from the neighboring property lines so as to provide access for trimming, painting and maintenance.

Amended Ordinance 105-16B(2):

Walls, fences or other structures shall not be erected or maintained in such a manner as to project into adjacent property in different ownership. Walls and fences shall be constructed a minimum of 1 foot in from the property line. Structures must meet the setback requirements of the residential zone. Hedges, trees or other vegetative material shall be planted or maintained far enough from the neighboring property lines so as to not project into adjacent property of different ownership and provide access for trimming and maintenance.

Current Ordinance 105-18E(5)(a)

The following minor structures may be constructed in R-1 Districts using side yards the width of which shall be at least eight feet, a rear yard the depth of which shall be at least 15 feet, and a front yard the depth of which shall be at least 50 feet.

One-story detached accessory structures used as tool and storage sheds, children's playhouses and similar uses provided that:

- (1) The floor area does not exceed 120 square feet.
- (2) The width or length of the accessory building does not exceed 14.66 feet (14 feet eight inches).
- (3) The sidewalls do not exceed a height of eight feet as measured from the subfloor to the top of the top plate.
- (4) The height of the building does not exceed 12 feet as measured from the mean level of the ground surrounding the building to the peak of the roof.
- (5) The structure does not have a basement or enclosed crawl space.

Amended Ordinance 105-18E(5)(a)

The following minor structures may be constructed in Residential Districts, provided that the minor structure is located within the required setbacks of the residential zone.

One-story detached accessory structures used as tool and storage sheds, children's playhouses and similar uses provided that:

- (1) The building area does not exceed 120 square feet.
- (2) The width or length of the accessory building does not exceed 14.66 feet (14 feet 8 inches).
- (3) The sidewalls do not exceed a height of eight feet as measured from the subfloor to the top of the top plate.
- (4) The height of the building does not exceed 15 feet as measured from the mean level of the ground surrounding the building to the peak of the roof.
- (5) The structure does not have a basement or enclosed crawl space.

Current Ordinance 105-18E(5)(b)

Unenclosed decks, patios, and steps that are not in any way roofed or tented over, provided that:

- (1) The floor area does not exceed 120 square feet
- (2) The height of the finished floor does not exceed 32 inches above the mean level of the ground.
- (3) Banisters, benches, handrails, tables, etc., do not exceed 42 inches above the floor of the deck.

Amended Ordinance 105-18E(5)(b)

Unenclosed decks, patios, and steps that are not in any way roofed or tented over may be built, provided that banisters, benches, handrails, etc. do not exceed 42 inches above the floor of the deck, and unenclosed decks, patios and steps meet the setback requirements for the residential zone.

Ordinances 105-18E(5)(a) and 105-18E (5)(b) are to be moved from section 105-18 (Nonconforming Structures) to 105-20 (General Regulations).

Current Ordinance 105-20E:

Height regulations. The height of any building or structure in any district shall not exceed 45 feet from mean level of the ground surrounding the building, including any projection above the roof, such as towers and spires, but excepting chimneys (on all buildings) and spires and towers on churches.

Amended Ordinance 105-20E:

Height regulations:

- (1) The height of any building or structure, other than an accessory building or minor structure, in any district shall not exceed 45 feet from mean level of the ground surrounding the building, including any projection above the roof, such as towers and spires, but excepting chimneys (on all buildings) and spires and towers on churches.
- (2) The height of any accessory building in a residential district, other than an R-A Residential Agriculture or R-AS Residence Recreational Districts shall not exceed 25 feet from the mean level of the ground surrounding the building, including any projection above the roof.
- (3) The height of any minor structure shall not exceed 15 feet.

Current Ordinance 105-20J

Accessory residential facilities. Except when located in C-2 Commercial Districts, accessory buildings erected or maintained in connection with single-family or multifamily dwellings shall not contain sleeping, living or cooking facilities of any type. They may contain a half bath consisting of a commode and sink.

Amended Ordinance 105-20J

Accessory Buildings in a Residential District. Except when located in a C-2 Commercial District, an accessory building may be erected or maintained in connection with single-family or multifamily dwellings, provided that the accessory building does not contain a full bath, sleeping, living or cooking facilities of any type. It may contain one half bath consisting of a commode and sink.