

## ACCESSORY BUILDING & STRUCTURES REGULATIONS SUMMARY\*

RESIDENTIAL ACCESSORY BUILDINGS AND STRUCTURES	ZONING DISTRICT, LOT SIZE AND LOCATION						
	FR & RE Districts			LK-1, R-1, R-2 districts	Lakefront Lots	RM-1 district	MHP district
	FR & RE lots 2 acres or less in area	FR & RE lots more than 2 acres in area	FR & RE lots 20 acres or more in area		LK-1, R-1, R-2, & RE districts		
<b>ATTACHED BUILDINGS AND STRUCTURES</b>							
<b>General</b>	Must conform to all regulations for principal building. <b>Sec. 21.02.A.1</b>						Location, height and number of accessory buildings and structures is governed by Zoning Ordinance Article 10 <b>Section 21.02.F.1</b>
<b>Number: Maximum</b>	One attached accessory building <b>Sec. 21.02.B.1</b>	No maximum <b>Sec. 21.02.B.1</b>	No maximum <b>Sec. 21.02.B.1</b>	One attached accessory building <b>Sec. 21.02.C.1</b>	One attached accessory building <b>Sec. 21.02.B.1, Sec. 21.02.C.1 &amp; Sec. 21.02.D.1</b>	--	Location, height and number of accessory buildings and structures is governed by Zoning Ordinance Article 10 <b>Section 21.02.F.1</b>
<b>Building Size</b>	--	--	--	Attached accessory structure that is not a garage may not occupy more than 25% of the required rear yard nor shall the total attached accessory floor area exceed 50% of total floor area of principal building <b>Sec. 21.02.C.5, Sec. 21.02.D.5 &amp; Sec. 21.02.E.3</b>			Location, height and number of accessory buildings and structures is governed by Zoning Ordinance Article 10 <b>Section 21.02.F.1</b>
<b>DETACHED BUILDINGS AND STRUCTURES</b>							
<b>Number: Maximum</b>	One detached accessory building <b>Sec. 21.02.B.1</b>	No maximum <b>Sec. 21.02.B.1</b>	No maximum <b>Sec. 21.02.B.1</b>	One detached accessory building <b>Sec. 21.02.C.1 &amp; Sec. 21.02.D.1</b>	One detached accessory building <b>Sec. 21.02.B.1, Sec. 21.02.C.1 &amp; Sec. 21.02.D.1</b>	--	Location, height and number of accessory buildings and structures is governed by Zoning Ordinance Article 10 <b>Section 21.02.F.1</b>

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<b>Location: Yards</b>	Rear yard only, except as modified in other sections of the ordinance <b>Sec. 21.02.B.2.a</b>	Side or rear yard location permitted <b>Sec. 21.02.B.2.c</b>	Front yard location permitted on parcels with at least 466 ft. road frontage <b>Sec. 21.02.B.2.d</b>	Rear yard only, except as modified in other sections of the ordinance <b>Sec. 21.02.C.2.a &amp; Sec. 21.02.D.2.a</b>	In front or side yard, & shall not obstruct lake views from adjacent dwellings <b>Sec. 21.02.C.4 &amp; Sec. 21.02.D.4</b>	Rear yard only, except as modified in other sections of the ordinance <b>Sec. 21.02.E.1</b>	Location, height and number of accessory buildings and structures is governed by Zoning Ordinance Article 10 <b>Section 21.02.F.1</b>
	On corner lots, detached accessory bldgs. and structures must comply with front yard setbacks on both street frontages <b>Sec. 21.02.B.2.a</b>	On corner lots, detached accessory bldgs. and structures must comply with front yard setbacks on both street frontages <b>Sec. 21.02.B.2.a</b>	On corner lots, detached accessory bldgs. and structures must comply with front yard setbacks on both street frontages <b>Sec. 21.02.B.2.a</b>	On corner lots, detached accessory bldgs. and structures must comply with front yard setbacks on both street frontages <b>Sec. 21.02.C.2.a. &amp; Sec. 21.02.D.2.a</b>	On corner lots, detached accessory bldgs. and structures must comply with front yard setbacks on both street frontages <b>Sec. 21.02.B.2.a, Sec. 21.02.C.2.a &amp; Sec. 21.02.D.2.a</b>	--	--
	If attached building or structure is in front or side yard, then detached building or structure shall be in rear yard only <b>Sec. 21.02.B.2.b.1</b>	--	Children's school bus shelter permitted in front yard, must be removed in summer <b>Sec. 21.02.B.2.d</b>	If attached building or structure is in front or side yard, then detached building or structure shall be in rear yard only, <u>except</u> on lakefront lots <b>Sec. 21.02.C.2.b.1</b>	--	--	--

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	If no attached bldg. or structure in front or side yard, any detached bldg. or structure shall be only in rear or side yard <b>Sec. 21.02.B.2.b.2</b>	--	--	If no attached bldg. or structure in front or side yard, any detached bldg. or structure shall be only in rear or side yard, <u>except</u> on lakefront lots <b>Sec. 21.02.C.2.b.2</b>	--	--	--
	Not permitted between the principal structure and road <u>except</u> on corner lots where the detached accessory may be closer to the side street than the principal bldg. but shall comply with the required front setback along the side street <b>Sec. 21.02.B.2.b.3</b>	--	Not permitted directly in front of principal bldg. or structure <b>Sec. 21.02.B.2.d</b>	Not permitted between the principal structure and road, <u>except</u> on lakefront lots, and <u>except</u> on corner lots where the detached accessory may be closer to the side street than the principal bldg. but shall comply with the required front setback along the side street <b>Sec. 21.02.C.2.b.3</b>	On corner lots the detached accessory may be closer to the side street than the principal bldg. but shall comply with the required front setback along the side street <b>Sec. 21.02.D.2.b.3</b>	--	--
<b>Location: Setbacks</b>	Shall meet setbacks listed in Schedule of Regulations Sec. 20.01			Shall meet setbacks listed in Schedule of Regulations Sec. 20.01 (unless modified per Section 21.02.G)	Shall meet setbacks listed in Schedule of Regulations Sec. 20.01		
	On parcels with frontage on both U.S. 23 and either White Lake Rd., Center Rd. or Faussett Rd., accessory buildings and structures shall be set back at least 150 feet from the U.S. 23 r.o.w. <b>Sec. 21.02.A.2.c.</b>					--	Exempt from 150 ft. U.S. 23 setback <b>Sec. 21.02.A.2.c</b>

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	FR & RE lots 2 acres or less in area	FR & RE lots more than 2 acres in area	FR & RE lots 20 acres or more in area		LK-1, R-1, R-2, & RE districts		
	--	--	Setback 150 ft. from road r.o.w. and 250 ft. from principal bldg.. or structure <b>Sec. 21.02.B.2.d</b>	--	--	--	--
<b>Location: Water or Wetland Frontage (lake, pond, stream, drainageway, wetland, river)</b>	No structures, fences or decks more than 12 inches above grade permitted within 50 ft. of established water's edge, except docks, boat storage and other accessory structures as specifically permitted in Section 21.02.A.2.e <b>Sec. 21.02.A.2.d</b>						
	Planning Commission may require rear yard setback to be greater than 50 ft. to preserve sight lines to water, but not greater than the average setbacks of the adjacent bldgs. Exceptions to rear setback averaging may be given by the Planning Commission for coves, peninsulas and setbacks that differ by more than 40 ft. <b>Sec. 21.02.A.2.d</b>						
	Docks and boat storage structures for the use of individual property owners are permitted on residential lots abutting a water body. Docks and open boat storage structures permitted in the water not less than 10 ft. from side lot lines. All other accessory structures shall be min. 50 ft. from established edge of water. <b>Sec. 21.02.A.2.e</b>						
<b>Location: Lot Lines</b>	Not located closer than 10 ft. to principal building or 20 ft. from the rear lot line <b>Sec. 21.02.B.3</b>						Location, height and number of accessory buildings and structures is governed by Zoning Ordinance Article 10 <b>Section 21.02.F.1</b>
	If rear lot line is alley r.o.w., accessory structure shall be setback min. 1 ft. from rear lot line <b>Sec. 21.02.A.2.b</b>						
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	No accessory structure shall be located in an easement or road r.o.w. <b>Sec. 21.02.A.2.b</b>						--
<b>Height</b>	Shall not exceed maximum height in Schedule of Regulations, Sec. 20.01 <b>Sec. 21.02.A.2.a</b>			Shall not exceed maximum height in Schedule of Regulations, Sec. 20.01 (unless modified per Sec. 21.02.G) <b>Sec. 21.02.A.2.a</b>	Shall not exceed maximum height in Schedule of Regulations, Sec. 20.01 (unless modified in R-1, R-2 and LK-1 per Sec. 21.02.G) <b>Sec. 21.02.A.2.a</b>		--
<b>Building Size</b>	--	--	--	Detached accessory structure shall not occupy more than 25% of required rear yard or exceed 50% of total floor area of principal building, nor shall it occupy more than 40% of any non-required rear yard. <b>Sec. 21.02.C.5 &amp; Sec. 21.02.D.5</b>	Front yard detached accessory buildings shall not occupy more than 40% of non-required front yard. <b>Sec. 21.02.D.5</b>	Detached accessory structure shall not occupy more than 25% of required rear yard or exceed 50% of total floor area of principal building, nor shall it occupy more than 40% of any non-required rear yard. <b>Sec. 21.02.E.3</b>	Location, height and number of accessory buildings and structures is governed by Zoning Ordinance Article 10 <b>Section 21.02.F.1</b>
	--	--	--	In no event shall a detached accessory structure exceed 800 sq. ft., except as may be permitted under Sec. 21.02.G (excludes RE and RM-1) <b>Sec. 21.02.C.5, Sec. 21.02.D.5 &amp; Sec. 21.02.E.5</b>			--
<b>Structures Constructed Prior to Principal Structures</b>	Construction of accessory bldg./structure only permitted with construction of a principal bldg./structure. If principal bldg. not constructed within 1 year, the accessory bldg. shall be deemed temporary and removed. <b>Sec. 21.02.A.2.f</b>						--

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	If principal structure is destroyed by fire, flood, tornado or other natural disaster, an existing accessory bldg. may remain for up to 2 yrs. <b>Sec. 21.02.A.2.f</b>						--
<b>Design Standards</b>	--	--	--	Shall be harmonious with height, character and scale of surrounding buildings and topography. Exterior surfaces shall be similar to surrounding structures. Metal pole barns and structures with ag. or industrial metal finishes may not be permitted if not compatible with surface finish materials of surrounding structures. <b>Sec. 21.02.C.6, Sec. 21.02.D.6, Sec. 21.02.E.4 &amp; Sec. 21.02.F.3</b>			
<b>Modification of Standards</b>	--	--	--	Sec. 21.02.G applies to R-1, R-2, and LK-1		--	--
<b>INCIDENTAL OR TEMPORARY ACCESSORY BUILDINGS AND STRUCTURES</b>							
<b>Temporary Accessory Buildings and Structures</b>	Temporary accessory structures that do not require permanent attachment to ground, such as inflatable pools, moveable carports, swing sets, picnic tables, play houses and similar, shall comply with height, setback and coverage requirements for detached accessory structures. <b>Sec. 21.02.A.3.a</b>						
	Temporary structures permitted under Sec. 21.31 shall also meet the height, setback, and coverage requirements for permanent structures. <b>Sec. 21.02.A.3.a</b>						
<b>Incidental Accessory Buildings and Structures</b>	1 accessory bldg.. or structure that is 100 sq. ft. or less is permitted per lot without a land use permit, and does not count as one of the permitted accessory structures on the lot. <b>Sec. 21.02.A.3.b</b>						
	Accessory bldg.. or structure that is less than 100 sq. ft. in area shall be min. 4 ft. from principal bldg.. and 4 ft. from any lot line. <b>Sec. 21.02.A.3.b</b>						
<b>Exempt Structures</b>	Flag poles, mail boxes lawn ornaments, landscaping and similar items shall be exempt. <b>Sec. 21.02.A.3.c</b>						

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<b>Swimming Pools</b>	Sec. 21.02.A.4.b – see Sec. 21.21						
<b>Signs</b>	Sec. 21.02.A.4.c - Permitted as accessory structures, subject to Article 27						
<b>Fences</b>	Sec. 21.02.A.4.d – see Sec. 21.13						--
<b>Contractor’s Limited Storage</b>	--	Sec. 21.02.B.4 - see Sec. 22.05.S (3 ac. min. lot area)		--	--	--	--
<b>Gazebos</b>	Sec. 21.02.A.4.a						--

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