

# ARTICLE 6: DENSITY AND DIMENSIONAL REQUIREMENTS

**Table 6E**  
**Summary of Density and Dimensional Requirements for**  
**Residential Accessory Structures**

RESIDENTIAL ACCESSORY STRUCTURES		ACCESSORY STRUCTURE (NOT IN LIST BUT EXCEEDING 36 INCHES IN HEIGHT) <sup>1</sup>	CARPORTS <sup>2</sup>	COVERED PATIOS OR PORCHES <sup>3</sup>	DETACHED GARAGE <sup>4</sup>	GREEN HOUSE	PERGOLAS
MAXIMUM SQUARE FOOTAGE [IN SQ. FT.] (LESS THAN ½ ACRE)		MAX 50% OF THE SQ. FT. OF THE PRIMARY STRUCTURE <sup>5</sup>	500 <sup>5</sup>	SEE NOTE <sup>3</sup>	MAX 50% OF THE SQ. FT. OF THE PRIMARY STRUCTURE <sup>5</sup>	MAX 50% OF THE SQ. FT. OF THE PRIMARY STRUCTURE <sup>5</sup>	500
MAXIMUM SQUARE FOOTAGE [IN SQ. FT.] (½ ACRE LOT OR GREATER)		MAX 10% OF THE SQ. FT. OF THE TOTAL LOT AREA <sup>6</sup>	500 <sup>6</sup>	SEE NOTE <sup>3</sup>	MAX 10% OF THE SQ. FT. OF THE TOTAL LOT AREA <sup>6</sup>	MAX 10% OF THE SQ. FT. OF THE TOTAL LOT AREA <sup>6</sup>	500
MINIMUM YARD SETBACKS FOR STRUCTURES NOT EXCEEDING TEN (10) FEET IN TOTAL HEIGHT (FEET)	FRONT <sup>7</sup>	SAME AS THE PRIMARY STRUCTURE	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE
	REAR	3	3	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	3	3
	REAR ALLEY	3	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	3	3
	REAR ON ARTERIAL	3 <sup>8</sup>	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	3 <sup>8</sup>	3 <sup>8</sup>
	INTERIOR SIDE	3	3	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	3	3
	SIDE ON STREET	3 <sup>8</sup>	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	3 <sup>8</sup>	3 <sup>8</sup>
	SIDE ON ARTERIAL	3 <sup>8</sup>	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	3 <sup>8</sup>	3 <sup>8</sup>
MINIMUM YARD SETBACKS FOR STRUCTURES EXCEEDING TEN (10) FEET IN TOTAL HEIGHT (FEET)	FRONT	SAME AS THE PRIMARY STRUCTURE	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE
	REAR	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE
	REAR ALLEY	SAME AS THE PRIMARY STRUCTURE	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE
	REAR ON ARTERIAL	SAME AS THE PRIMARY STRUCTURE	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE
	INTERIOR SIDE	SAME AS THE PRIMARY STRUCTURE	3	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE
	SIDE ON STREET	SAME AS THE PRIMARY STRUCTURE	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE
	SIDE ON ARTERIAL	SAME AS THE PRIMARY STRUCTURE	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE
MAXIMUM HEIGHT (FEET)		22	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	22	22	14
MAXIMUM WALL HEIGHT (FEET) (LESS THAN 200 SF) <sup>11</sup>		10	N/A	N/A	10	10	10
MAXIMUM WALL HEIGHT (FEET) (GREATER THAN 200 SF) <sup>11</sup>		12	N/A	N/A	12	12	12
MINIMUM MASONRY CONTENT [IN %] (200 SQ. FT. OR LESS)		0%	N/A	N/A	0%	0%	N/A
MINIMUM MASONRY CONTENT [IN %] (GREATER THAN 200 SF) <sup>9</sup>		100% <sup>9</sup>	N/A	N/A	100% <sup>9</sup>	0%	N/A

**Notes:**

1: Residential properties are permitted to have a maximum of three (3) accessory structures. Total square footage for the primary structure and accessory structures shall not exceed the maximum lot coverage for the zoning district.

2: Front and side carports in single family zoning districts require a special exception from the Zoning Board of Adjustments and Appeals. See Section 6.6.1.1 for the requirements for a special exception.

3: Covered porches and patios are considered to be additions to the primary structure and are calculated as part of the building footprint of the primary structure. A covered porch or patio should not cause the primary structure to exceed the total lot cover stipulated for a property. If the covered patio is detached from the primary structure, it shall be classified as an accessory structure and follow the requirements of accessory structures listed in Table 6E of this Article.

4: Detached residential garages are required to have a city approved concrete drive approach.

5: Section 6.6-3.B: The total square footage of all accessory structures shall not exceed 50% of the footprint of the primary structure. Total square footage for the primary structure and accessory structures shall not exceed the maximum lot coverage for the zoning district.

6: Section 6.6-3.C: The total square footage of all accessory structures shall not exceed 10% of the square footage of the total area of the residential lot. Percentage shall be calculated using the primary structure lot, not multiple lots. Total square footage for the primary structure and accessory structures shall not exceed the maximum lot coverage for the zoning district.

7: No accessory use or structure shall be allowed in the front yard. However, on key lots and double frontage lots which have front yards on two or more street frontages, accessory structures not in excess of eight feet (8') in total height may be placed within three feet (3') of the side and/or rear yard street property line, as determined by the orientation of the primary structure, if the yard in which the structure is placed is encompassed by a minimum six foot (6') solid fence

8: No accessory use or structure shall be allowed in the side or rear yard setback established for the primary structure if the side or rear yard is adjacent to a street. However, accessory structures not in excess of eight feet (8') in total height may be placed within three feet (3') of the side and/or rear yard street property line, as determined by the orientation of the primary structure, if the yard in which the structure is placed is encompassed by a minimum six foot (6') solid fence.

9: Exterior material exceptions may be allowed. Exterior materials shall adhere to the standards set forth in the ICC building code, including metal. Accessory structures larger than 200 sq. ft. may be allowed to be constructed of metal with a baked enamel finish if the structure is located behind the front setback line. Exterior color, roofing type, and roof pitch shall be consistent with the primary residential structure.

10: To assure adherence with HOA regulations, an HOA approval letter shall be required for HOA regulated neighborhoods with submittal of the residential accessory structure permit.

11: Wall height shall be measured from the finished floor elevation (FFE) to the top of the plat line supporting the roof.