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FACT SHEET
ZONING SETBACK REQUIREMENTS FOR RESIDENTIAL ACCESSORY STRUCTURES
(ZONING ORDINANCE 184-71)

| TYPICAL PROJECT | IN FRONT OF PRINCIPAL BUILDING | MIN. SIDE YARD (FEET) | MIN. REAR YARD (FEET) | MAX. HEIGHT (FEET) |
|--|--------------------------------|-----------------------|-----------------------|--------------------|
| LOT SIZE LESS THAN THREE (3) ACRES: | | | | |
| STRUCTURE < 250 SF | NP* | 5 | 5 | 12 |
| STRUCTURE <= 1200 SF | NP | 10 | 10 | 25 |
| STRUCTURE > 1200 SF OR >25 FT HEIGHT** | NP | 20 | 20 | 35 |
| SWIMMING POOLS & ASSOC. MECHANICAL EQUIPMENT | NP | 10 | 10 | - |
| GENERATOR | NP | 5 | 5 | 12 |
| LOT SIZE OF THREE (3) ACRES OR MORE: | | | | |
| STRUCTURE < 250 SF | PERMITTED W/ CONDITIONS | 5 | 5 | 12 |
| STRUCTURE < 1200 SF | PERMITTED W/ CONDITIONS | 10 | 10 | 25 |
| STRUCTURE <= 3,000 SF | PERMITTED W/ CONDITIONS | 20 | 20 | 25 |
| STRUCTURE > 3,000 SF OR >25 FT HEIGHT*** | PERMITTED W/ CONDITIONS | 20 | 20 | 35 |
| SWIMMING POOLS & MECHANICAL EQUIP | PERMITTED W/ CONDITIONS | 10 | 10 | - |

NOTES:

*NP = NOT PERMITTED

**FOR LOTS LESS THAN THREE ACRES, ANY ACCESSORY STRUCTURE GREATER THAN 1200 SF IN GROSS FLOOR AREA INCLUDING INTERIOR VEHICLE PARKING OR GREATER THAN 25 FEET IN HEIGHT MAY BE PERMITTED BY SPECIAL EXCEPTION FROM THE ZONING HEARING BOARD. FOR MORE INFORMATION SEE 184-71.D.

***FOR LOTS OF THREE ACRES OR MORE, ANY ACCESSORY STRUCTURE GREATER THAN 3000 SF IN GROSS FLOOR AREA INCLUDING INTERIOR VEHICLE PARKING OR GREATER THAN 25 FEET IN HEIGHT MAY BE PERMITTED BY SPECIAL EXCEPTION FROM THE ZONING HEARING BOARD. FOR MORE INFORMATION SEE 184-71.D.