

SETBACKS

253-91.C: NO ACCESSORY STRUCTURE SHALL BE PERMITTED IN A FRONT YARD AREA

<u>ZONE</u>	<u>USE</u>	<u>Front</u>	<u>Rear</u>	<u>Side</u>	<u>Frontage</u>	<u>Acres</u>
IC	Principal	50'	50'	20'	200'	1.5
LM	Principal	50'	50'	30'	150'	2
PRR	Principal	50'	50'	20'	125'	3.4
PAP	Principal	50'	50'	20'		10
PHC	Principal	100'	50'	20'	125'	3.4 per bldg
PNC	Principal	50'	25'	25'	125'	3.4 per bldg
PLM-I	Principal	100'	50'	40'	250'	3.4 per bldg
PI	Principal	50'	50'	20'	125'	3.4 per bldg
RA	Principal	75'	50'	20'	150'	1.5
HC	Principal	30'	35'	20'	150'	1.5
FV	Principal	10'	20'	20' aggregate min 8' 1 side	100'	30,000 sqft
MV	Principal	25'	25'	15'	125' SFD 150' Commercial	1
B	Principal	50'	50'	40'	250'	2 per bldg
NC	Principal	25'	35'	20'	150'	1

Accessory Structure Sizes

<u>PROPERTY AREA</u>	<u>MAX PERMITTED SIZE ACCESSORY STRUCTURE</u>
Less than ½ acre	1,200 sqft
½ acre to 1 acre	1,500 sqft
1 acre to 2 acres	2,000 sqft
Greater than 2 acres	3,000 sqft

Accessory Structure Setback and Height Requirements

<u>Accessory Structure Size</u>	<u>Minimum side and rear yard setbacks</u>	<u>Maximum Permitted Height*</u>
Less than 400 sqft	5 feet	12 feet
400-1199 sqft	7 feet	15 feet
1200-1499 sqft	10 feet	15 feet
1500-1999 sqft	12 feet	20 feet
2000-3000 sqft	15 feet	20 feet
Greater than 3000 sqft	20 feet	25 feet

**Building height defined in 253-3 as "the vertical dimension measured from the average elevation of the finished lot grade at the front of the building to the highest point of ceiling of the top story in the case of a flat roof, to the deck line of a mansard roof and to the average height between the plate and ridge of a gable, hip or gambrel roof."*