

6.2.1.C.1. Schedule of Detached Accessory Structures Regulations

Cross Reference the requirements listed below with matching Zoning Districts and sizes to the right		Ru Rural District RS-1 Suburban Residential District-One (Low Density) RS-2 Suburban Residential District-Two (Medium Density)	All other Districts listed in Article 5 to comply with the requirements for the Zoning District they are located in			
1. Utility Status		For Both Sewer and Septic Serviced Parcels				
2. Based on the Applicable Size and Frontage of Parcel	Area	≤ 12,000 S. F. or	< 4 Acres or	≥ 4 Acres and	Structures <1000 SF & <10% of the existing building	Structures ≥ 1000 SF or 10% of the existing building
	Width	≤ 120 L. F.	< 165 L. F.	≥ 165 L. F.		
3. The MAFA of all DAS's on the parcel combined, may not exceed The following totals: *a		Twice the total Square Feet of the 1 st floor of the main residence	As per ≤ 12,000 SF plus an additional 1000 SF per acre ≥2 to 5,000 total SF	As per ≤ 12,000 SF plus an additional 1000 SF per acre ≥2 to 10,000 total SF	A Zoning Permit and/or Building Permit, is required in compliance with the setbacks required for the District in which they are located	Site Plan Review by the Planning Commission is required in compliance with the setbacks required for the District in which they are located
4. Front Yard Setback Required *b, c		A DAS must meet the minimum front, side & rear yard setbacks and be located behind the front of the main residential structure or be able to meet the exception listed.				
5. Side Yard Setback Required *c		Minimum 5 feet	Minimum 10 feet	Minimum 20 feet		
6. Rear Yard Setback Required *c		Minimum 5 feet	Minimum 10 feet	Minimum 20 feet		
7. Maximum Building Height		Not to exceed the height listed in the Schedule of District Regulations for each Zoning District				
8. Maximum Building Width Not to exceed the following:		40% of the parcel width to the MAFA	35% of the parcel width to the MAFA	30% of the parcel width to the MAFA	Requires Zoning Review by the Planning Commission in compliance with the existing setbacks required	
9. Maximum Building length Not to exceed the following:		40% of the parcel length to the MAFA	25% of the parcel length to the MAFA	20% of the parcel length to the MAFA		
10. Maximum % of Lot Coverage		Not to exceed the % of lot coverage listed in the Schedule of District Regulations for each Zoning District				
11. Agricultural Buildings		Not permitted	Not to exceed the allowable, Building Height, Width, Length or % of lot coverage		When listed as an allowed use after PC Site Plan Review and approval	

DAS – Detached Accessory Structures

MAFA – Maximum Allowable Floor Area

*** a.** All other remaining additional setback and building restrictions must be complied with regardless of the Maximum Allowable Floor Area.

An additional “Story” or “Basement,” as defined in the Zoning Ordinance, is not allowed in an accessory structure, with the exception of a second floor “Half Story” as defined in the Zoning Ordinance, that complies with the height restrictions.

*** b.** In the RU Rural and RS1 Suburban Residential Districts on parcels of 4 acres or greater, a detached accessory structure may be erected in front of the main residence provided it can be located between the existing side yard setback of the main residence, and the required minimum side yard setback, and provided it can be located totally to the rear of the minimum front yard setback and a line drawn between the rear of the adjacent primary or accessory residential structures that are closest to the front right of way. (See “6.2.1.D.2 Front Yard Setback Diagram for Detached Accessory Structures”)

*** c.** In the case of lots with more than one right of way frontage, accessory buildings shall observe the front yard setback requirements on the additional frontages as indicated. (See Article 2 “Setback Diagram”)