

ACCESSORY STRUCTURE ORDINANCE 2016-17

Except as provided in subparagraph ix. hereof, no more than one detached building shall be allowed on a parcel.

Any detached accessory building exceeding two hundred (200) square feet in size must meet the following:

- a. The detached accessory building shall either be on a permanent foundation consisting of either a stem wall with continuous footing, a monolithic slab, or permanent foundation designed to meet the criteria of the flood regulations in flood prone areas; or, the detached accessory building shall be skirted with a visual screening of new material, or material in acceptable condition, consisting of aluminum, pressure-treated wood, masonry or other acceptable material placed around the entire perimeter of the detached accessory building extending from the base to the ground.
- b. All other applicable standards relating to accessory building shall be met.
- c. The detached accessory building shall be no more than four hundred (400) square feet in size.

ix. One detached garage, in addition to the detached building provided for in item viii. above, is allowed meeting the following criteria:

- a. The detached garage is site built; and,
- b. Has a minimum dimension of ten (10) feet × twenty (20) feet; and,
- c. The length of the detached garage shall be no more than twice the measurement of the width; and,
- d. Has a minimum roof pitch of 3 on 12; and,
- e. Has roof materials of either shingles or tile; and,
- f. Has either lap siding, brick veneer, concrete block or stucco exterior walls; and,
- g. The detached garage shall be on a permanent foundation consisting of either a stem wall with continuous footing, a monolithic slab, or permanent foundation designed to meet the criteria of the flood regulations in flood prone areas.