

ZC-2026-6 Accessory Buildings

Exhibit A

Additions are in red text

Deletions are in black and struck-out

Suggestion for proposed amendment

202.0 WORDS AND TERMS DEFINED

BUILDING, COMPLETELY ENCLOSED is a building separated on all sides from adjacent open space or from other buildings or structures by a permanent roof and by exterior or party walls, pierced only by windows and usual doorways.

BUILDING HEIGHT shall be the vertical distance measured from the average finished grade level to, ~~in the case of flat roofs, the level of the highest point of the roof or, in the case of pitched roofs, to the mean level between the eaves and the highest point of the roof.~~

BUILDING LINE see **Setback Line**.

501.3 ACCESSORY BUILDINGS.

- A. The minimum distance from a detached accessory building, including private garages and storage buildings per Section 501.2, to any dwelling shall be not less than twenty (20) feet, however breezeways, decks, patios, open-sided porches, gazebos and pavilions may be attached to or less than twenty (20) feet from the principal building.
- B. The maximum combined total ground floor area of all accessory buildings on a lot shall not exceed one thousand two hundred eighty (1,280) square feet or ~~five hundred (500)~~ **nine hundred sixty (960)** square feet of ground floor area per acre, up to a maximum of ~~nine thousand six hundred (9600)~~ **2,500** square feet of total ground floor area, whichever is greater, not including breezeways, decks, patios, open-sided porches, gazebos and pavilions.
 - 1. Enclosed accessory buildings and structures with a roof extension covering an unenclosed or partially enclosed area shall be included in the combined total ground floor area, per Section 501.3(B). Said structures shall otherwise comply with minimum required setbacks.
 - 2. The square footage of the unenclosed or partially enclosed roof extension shall be calculated by measuring the distance between the wall of the enclosed structure and the outermost support posts. This section shall not apply to roof extensions not requiring independent support posts.
- C. Detached accessory buildings shall be located no closer to the road right-of-way than the primary structure, or 70 feet from the road right-of-way, whichever is greater, and;

- D. Detached accessory buildings shall be at least ten (10) feet from the rear and side lot lines, unless otherwise provided for. Decks, patios, open-sided porches, gazebos and pavilions may be permitted in the front, rear and/or to the side of the principal building provided they meet all applicable setbacks.

~~501.4 AREA, YARD AND HEIGHT REGULATIONS.~~

~~The regulations set forth in the table in Section 501.17 shall apply as indicated to each use permitted in all residential districts unless otherwise specified.~~

~~501.5~~ MAXIMUM HEIGHTS.

- A. Except for the uses listed in paragraph B herein or otherwise provided in this resolution, the maximum height of all principal buildings, structures, and uses shall be thirty-five (35) feet, and the maximum height for all accessory buildings, structures, and uses shall be ~~fifteen (15)~~ **thirty (30)** feet.
- B. Special maximum heights
1. Belfries, church spires, clock towers, cupolas, chimneys, monuments, residential radio/ television antennas and water towers: no maximum height requirement.
 2. Flagpoles shall have a maximum height of thirty-five (35) feet. See Section 904.0 E.
 3. Wireless telecommunications towers and appurtenant facilities shall be in accordance with Article 11.
 4. Fences and walls shall not exceed eight (8) feet in height measured from the natural ground level, excepting fences enclosing tennis courts which shall not exceed twelve (12) feet and baseball backstops which shall not exceed sixteen (16) feet.
 5. ~~Completely enclosed detached accessory buildings per Section 501.3 shall have a maximum height as follows:~~
 - a. ~~Fifteen (15) feet for buildings with a ground floor area up to one thousand four hundred ninety-nine (1,499) square feet;~~
 - b. ~~Eighteen (18) feet for buildings with a ground floor area greater than one thousand four hundred ninety-nine (1,499+) square feet and up to one thousand nine hundred (1,900) square feet;~~
and
 - c. ~~Twenty (20) feet for buildings with a ground floor area greater than one thousand nine hundred (1,900+) square feet and up to two thousand five hundred (2,500) square feet.~~

501.17 DIMENSIONAL REQUIREMENTS IN AN R DISTRICT, R3A DISTRICT, AND R5A DISTRICT

1-Family Dwelling District Uses (See Section 501.1)				
	R District	R3A District		R5A District
Minimum Lot Area	1 ½ Acres	3 Acres		5 Acres
Lot Coverage	75%	85%		85%
Minimum Green Space				
Lot Coverage Maximum	25%	15%		15%
Minimum Lot Width and Frontage	150 feet	200 feet		250 feet
	Exception: Cul-de-sac: Arc not less than 100 feet. See Section 500.4			
Minimum Front Yard	70 feet from right-of-way or 100 feet from centerline, whichever is greater.			
	Exceptions:			
	Lots on Ward Dr. between Mayfield Rd. & Maple Dr., and on Opalocka Rd. between Mayfield Rd. & Cottrell Dr.: 10 feet from right-of- way or 40 feet from centerline whichever is greater.			
Minimum Side Yard	Lots on: Harold Dr., Marilyn Rd., Cherry Ln., Dorothy Rd., Lynn Dr., Valley View Dr., Birchwood Dr., and on Caves Rd. from Mayfield Rd. to Birchwood Dr. on east side only: 50 feet from right-of- way or 80 feet from centerline, whichever is greater			
	Two required, 25 feet each			
	Corner lots: Same as front yard 40 feet from right-of-way on side street			
Minimum Rear Yard	Exceptions: Lots less than 150 feet in width: two required, 15 feet each			
	Lots on Opalocka Rd.: two required, 8 feet; each			
	50 feet Exceptions: Lots with less than 1 ½ acres of lot area: 30 feet, for lawfully existing nonconforming lots of record			
Minimum Ground Floor Area per Dwelling Unit	1,000 square feet			
Minimum Total Floor Area per Dwelling Unit	0-2 bedrooms	3 bedrooms	4 bedrooms	5 or more bedrooms
	1,200 sq. ft.	1,350 sq. ft.	1,500 sq. ft.	1,650 sq. ft.

Maximum Building or Structure Height	35 feet		
Accessory Buildings in an R District, R3A District, and R5A District			
Minimum Lot Area	See Section 501.3		
Minimum Lot Width and Frontage	See Section 501.3		
Minimum Front Yard	Prohibited		
Minimum Side Yard	See Section 501.3		
Minimum Rear Yard	See Section 501.3		
Ground Floor Area	See Section 501.3		
Maximum Building or Structure Height See Section 501.5	15 feet	18 feet	20 feet
	Up to 1,499 sq ft	1,499+ sq ft up to 1,900 sq ft	1,900+ sq ft up to 2,500 sq ft