



Proposed Amendments for Public Hearing

Schedule 310.09 B – Minimum Yard Requirements for Accessory Uses

Schedule 310.09 B Existing:

Structure or Use	Yard Permitted	Setback From Lot Line		
		Front ^(a)	Side	Rear
1. Detached accessory buildings A. Equal or less than 10'x 12' footprint B. Equal or less than 12' x 16' footprint C. Greater than 12'x16'	Side, Rear ^(b)	Same as Principal Bldg. - See Schedule 310.05 D.1 " " " "	3 ft. 5 ft. 10 ft.	3 ft. 5 ft. 10 ft.
2. Terraces, uncovered porches, platforms, ornamental features that do not extend more than 2 feet above the ground ^(c)	Side, rear	NA	10 ft.	10 ft.
3. Driveways	Front, side, rear	--	5 ft.	5 ft.
4. Outdoor storage of recreation vehicle or trailer	Side, Rear	NA	5 ft.	20 ft.
5. Swimming pools	Rear	NA	10 ft.	10 ft.
6. Fences, walls	Front, side, rear	0 ^(d)	0 ^(d)	0 ^(d)
7. Dish antennas with a diameter greater than 39 inches	Rear	NA	10 ft.	10 ft.
8. Roadside stands	Front	30 ft.	30 ft.	30 ft.

Notes to Schedule 310.09B:

- (a) Including all lot lines that abut a street on a corner lot.
- (b) Except as otherwise regulated for agricultural accessory buildings in Section 230.05C.1.
- (c) Structures that extend more than 2 feet above the ground and which are attached to the principal building shall comply with the yard requirements in Section 310.05, except as otherwise regulated in Section 310.09A.
- (d) Except that a fence which constitutes a corral shall comply with the setback requirements in Section 230.05C.1.

Schedule 310.09 B Proposed (shown in bold):

Structure or Use	Yard Permitted	Setback From Lot Line		
		Front ^(a)	Side	Rear
1. Detached accessory buildings A. Equal or less than 10'x 12' footprint B. Equal or less than 12' x 16' footprint C. Greater than 12'x16'	Side, Rear ^(b)	Same as Principal Bldg. - See Schedule 310.05 D.1 " " " "	3 ft. 5 ft. 10 ft.	3 ft. 5 ft. 10 ft.
2. Terraces, uncovered porches, platforms, ornamental features that do not extend more than 2 feet above the ground ^(c)	Side, rear	NA	10 ft.	10 ft.
3. Driveways	Front, side, rear	--	5 ft.	5 ft.
4. Outdoor storage of recreation vehicle or trailer	Front, side, Rear	Out of right-of-way	5 ft.	20 ft.
5. Swimming pools	Rear	NA	10 ft.	10 ft.
6. Fences, walls	Front, side, rear	0 ^(d)	0 ^(d)	0 ^(d)
7. Dish antennas with a diameter greater than 39 inches	Rear	NA	10 ft.	10 ft.
8. Roadside stands	Front	30 ft.	30 ft.	30 ft.

Notes to Schedule 310.09B:

(a) Including all lot lines that abut a street on a corner lot.

(b) Except as otherwise regulated for agricultural accessory buildings in Section 230.05C.1.

(c) Structures that extend more than 2 feet above the ground and which are attached to the principal building shall comply with the yard requirements in Section 310.05, except as otherwise regulated in Section 310.09A.

(d) Except that a fence which constitutes a corral shall comply with the setback requirements in Section 230.05C.1.

Section 310.09 F – Parking or Storage of Recreational Vehicles and Trailers

Section 310.09 F Existing:

Parking or Storage of Recreational Vehicles and Trailers. In addition to the location requirements of Schedule 310.09B, any recreational vehicle or trailer shall be either stored wholly within a garage or outdoors in compliance with the following regulations.

1. The number of recreational vehicles and trailers stored outdoors shall not exceed the following number based on lot size:
 - a. On lots less than one acre, not more than one recreational vehicle or trailer may be stored outdoors.
 - b. On lots one to two acres, not more than three recreational vehicles or trailers may be stored outdoors.
 - c. On lots greater than two acres, not more than four recreational vehicles or trailers may be stored outdoors.
2. Outdoor storage shall be permitted only in the rear yard and side yard on a paved or gravel surface. The recreational vehicle or trailer shall not protrude beyond the front of the dwelling and must comply with rear and side setback requirements.
3. Recreational vehicles and trailers shall not be used as a dwelling, office, or other business structure, or for storage of any material, and shall have no connections to any electric, telephone, water, sewer, gas, or fuel source for more than 48 hours.
4. Any recreational vehicle or trailer stored outdoors shall be maintained in an operating condition and shall bear a valid license.
5. A recreational vehicle or trailer may be parked in a driveway for loading or unloading purposes for a period not to exceed 48 hours in any seven-day period.

Section 310.09 F Proposed (shown in bold):

Parking or Storage of Recreational Vehicles and Trailers. In addition to the location requirements of Schedule 310.09B, any recreational vehicle or trailer shall be either stored wholly within a garage or outdoors in compliance with the following regulations.

1. The number of recreational vehicles and trailers stored outdoors shall not exceed the following number based on lot size:
 - a. On lots less than **0.75 acres**, not more than **two recreational vehicles or trailers** may be stored outdoors.
 - b. On lots **0.75** to two acres, not more than three recreational vehicles or trailers may be stored outdoors.
 - c. On lots **two to five acres**, not more than four recreational vehicles or trailers may be stored outdoors.
2. Outdoor storage shall be permitted in the **rear yard, side yard, or driveway**. The recreational vehicle or trailer must comply with rear and side setback requirements **when not on a driveway. Parking is not permitted in the front yard, except on the driveway out of the right-of-way.**

3. Recreational vehicles and trailers shall not be used as a dwelling, office, or other business structure, or for storage of any material, and shall have no connections to any ~~electric~~, telephone, water, sewer, gas, or fuel source for more than 48 hours.
4. Any recreational vehicle or trailer stored outdoors shall be maintained in an operating condition and shall bear a valid license.
- ~~5. A recreational vehicle or trailer may be parked in a driveway for loading or unloading purposes for a period not to exceed 48 hours in any seven-day period.~~