

Zoning Regulations that apply to Sheds (Def.)

133. Setback Line or Lines

A line or lines parallel to a lot line at the minimum distance of the required setback for the zoning district in which the lot is located that establishes the area within which the principal structure must be erected or placed.

136. Shed

An accessory structure less than 200 square feet in area, with doors no greater than four (4) feet in width.

ARTICLE 6 - SUPPLEMENTARY REGULATIONS

6.2 ACCESSORY USES

6.2.1 Accessory uses are uses which are clearly incidental to and customarily associated with the principal use and shall be operated and maintained under the same ownership and on the same lot as the principal use and shall include, but not necessarily be limited to, private garages, home occupations, swimming pools, and accessory parking. Accessory uses cannot exist without nor precede any principal use on a vacant lot. Accessory uses are subject to all the requirements of this Ordinance.

A. A permitted accessory building or structure may cover up to twenty-five (25) percent of a side or rear yard but may not exceed twenty (20) feet in height, and shall not be located within any front yard. No accessory building or structure shall be located nearer than ten (10) feet to a principal building unless such accessory building is attached to the principal building in a manner making it an integral part of the principal building.

B. In R-200, R-80 and R-Med districts, a permitted accessory building or structure shall not be located less than fifteen (15) feet from any side or rear

lot line. In the R-20 and MU districts, a permitted accessory building or structure shall not be located less than ten (10) feet from any side or rear lot line.

C. In all residential zones, a shed as defined herein shall not be located less than six (6) feet from any side or rear lot line.