

2009 Zoning Ordinance Amendments

A: Principal Structures

1. Porches

- a. **Front Porches** – open, unenclosed front porch may extend 10 feet into the front yard setback.
- b. **Rear Porches** – unheated rear porch, located on the first floor, may extend 10 feet into the rear yard setback.

2. **Administrative Setback Approval.** 12 inches to any yard setback.

B: Accessory Structures

1. **Definition.** Any permanently located outdoor construction that is normal and incidental to principal buildings, including, but not limited to the following: detached garage, swing sets, tree house, play fort, fireplace, storage building, pool house, decorative garden structures and similar appurtenances.
2. **Use on Appeal.** If the Use on Appeal is approved by the Board of Zoning Appeals (BZA), the accessory structure **no longer needs to get BZA approval.**
3. **Setback Requirements for all Residential Zoning Districts are as follows:**
 - a. No accessory building or structure shall be located within a recorded easement.
 - b. An accessory building or structure with a height of **more than eight feet** may extend into the required rear yard, but shall be located a distance equal to at least the **height of the structure** from the rear and side lot lines.
 - c. An accessory building or structure with a height of **eight feet or less** may extend into the required rear yard, but shall be located **a minimum of three feet, six inches** from the rear and side lot lines.
4. **15' Setback Rule.** There is no longer a setback between principal and accessory structures.

C: Arbors, Etc.

1. **Arbor** – a lightweight, latticed framework, supported by wood, metal or masonry columns, that provides partial shelter from the elements and is designed so as to allow climbing plants to intertwine within the latticework. Any roof constructed on an arbor shall be limited to framework. A minimum of fifty percent of the roof area shall be open to the elements and shall be evenly distributed throughout the roof area. Arbors are limited to eight feet in height. **If an arbor is taller than eight feet, it must adhere to the regulations for accessory structures.**
2. **Pergola** – a structure of usually parallel colonnades supporting a roof of girders and cross rafters or trelliswork that is predominately open to the elements and designed so as to allow climbing plants to grow on it. Any roof constructed on a pergola shall be limited to framework. A minimum of fifty percent of the roof area shall be open to the elements and shall be evenly distributed throughout the roof area. Pergolas are limited to eight feet in height. **If a pergola is taller than eight feet, it must adhere to the regulations of either accessory structures or principal structures. When attached to the principal structure, a pergola may be considered a front or rear porch (see Item A1 above).**

3. **Trellis** – a frame, usually of wood or metal, supporting open latticework and used as a screen or a support for growing vines or plants. Trellises are limited to eight feet in height. **If a trellis is taller than eight feet, it must adhere to the regulations for accessory structures.**

D: Plats

1. **Administrative Plat Approval.** The following changes to recorded, platted lots may be approved administratively:
 - a. Changing lot lines so as to not interfere with the provisions of the Zoning Code.
 - b. Merging lots.
 - c. Eliminating easements, provided all parties subject to said easements agree in writing.