

MEMORANDUM

TO: Mayor Jones and Members of the Board

FROM: Karen Proctor, Town Administrator

DATE: September 20, 2018

RE: Accessory Structure Sidewall Height

DISCUSSION:

The current Town Municipal Code section 16-2-50 (d)(7) states that "Accessory structures shall have a maximum side wall height of fourteen (14) feet from finished grade measured from the foundation. The roof shall have a minimum pitch of 4 in 12." Does the Board wish to amend the code to allow a maximum side wall height of sixteen (16) feet?

Attached are drawings that show two accessory structure with fourteen (14) ft side walls (left two); next two accessory structure with sixteen (16) ft side walls (right two). All maintain the 4:12 roof pitch and the maximum height of twenty-one (21) feet. In order to not exceed the maximum height of twenty-one (21) feet, the maximum width of the front and back walls cannot exceed 28 feet.

ATTACHMENTS:

Exhibit A: Municipal Code section 16-2-50 Large Lot Rural Residential District (RR)

Exhibit B: Building drawings

Sec. 16-2-50. Large Lot Rural Residential District (RR).

(c) Dimensional Requirements.

- (1) Minimum lot area: One (1) dwelling unit per one hundred five thousand (105,000) square feet, except that any lot in excess of eighty-five thousand (85,000) square feet but less than one hundred five thousand (105,000) square feet that was a parcel of record at the time of the adoption of these Regulations shall be considered a legal zoning lot.
- (2) Minimum lot width: one hundred twenty-five (125) feet.
- (3) Maximum impervious coverage: twenty-five percent (25%).
- (4) Front yard setback: fifty (50) feet for principal and accessory structures.
- (5) Side yard setback: twenty-five (25) feet for principal and accessory structures.
- (6) Rear yard setback: twenty-five (25) feet for principal and accessory structures.
- (7) Maximum building height: thirty-one (31) feet principal structure; twenty-one (21) feet accessory structure, except that small, ornamental rooftop appurtenances such as weathervanes may project five (5) feet above the roofline. The maximum height of the structure shall be reduced by the average height of any fill that increases the existing grade under or immediately surrounding the structure.
- (8) Minimum separation between enclosed structures: twenty-five (25) feet.

(d) Development Standards Specific to the RR Zone District.

- (1) Residential development in the RR (Large Lot Rural Residential) Zoning District may be served by public or private water and sanitary sewer systems; provided, however, that, in the event connection is sought to a public sewer system, connection to the public water system shall be required as a condition of connection to the public sewer system. Any development not consisting of solely single-family residences approved in the RR Zoning District shall be served by approved public water and sanitary sewer. Any development that is required to be served by the Town's public water system or any property or development that chooses to be served by the Town's public water system may still use any properly permitted wells for exterior irrigation use only.
- (2) The parking or storage of vehicles, materials and equipment shall be limited to vehicles and equipment intended for the personal use of the owner or occupant of the residence. A business vehicle provided to a resident for personal use is permitted.
- (3) Exterior lights, whether building-mounted or freestanding, shall comply with the provisions of Section 16-3-80 of this Chapter. Building-mounted exterior lights shall not protrude above the eave line. Freestanding lights shall not exceed twenty-five (25) feet in height.
- (4) No accessory structure shall contain residential living quarters.
- (5) Accessory structures and uses are not permitted unless and until the principal permitted use has been established on the property.
- (6) The total building gross floor area (GFA) of all enclosed accessory structures may not exceed two thousand (2,000) square feet, and there shall be a maximum of two (2) enclosed accessory structures.
- (7) Accessory structures shall have a maximum side wall height of sixteen (16) feet from finished grade measured from the foundation. The roof shall have a minimum pitch of 4:12.
- (8) Any roof overhang constructed on an accessory structure may not encroach into a required front, rear or side yard setback or into the required separation distance between structures.

Exhibit B





