

Proposed Text Amendment

**Additions are underscored
Deletions are struck through**

Current Regulations

Article 15-109(2)(A) – Accessory Uses Allowed

2. In District "R-1" Rural Residential, "R-2" Suburban Residential, "R-3" Single-Family Residential, and "V-1" Village Districts, the following accessory uses are allowed:
 - A. Accessory buildings and uses commonly associated with residential activity, including, but not limited to, the following:

- Accessory off-street parking and loading spaces
- Fences or walls
- Flag poles
- Gates or guard houses for subdivisions
- Guest houses
- Parabolic and satellite dish-type antennas
- Play equipment
- Private garages and carports
- Small storage sheds
- Solar collectors
- Swimming pools
- Television and radio receiving antennas less than 50 feet in height

No accessory building or use shall occupy a required front yard (except basketball goals, flag poles and fences as permitted.) ~~The total floor area of all accessory buildings shall not exceed 2,000 square feet. Accessory buildings, or combinations thereof, which exceed 2,000 square feet are permitted only with a Special Exception as approved by the Board of Zoning Appeals as authorized by these Regulations. A maximum square footage allotment of accessory building square footage shall be established for parcels. Accessory buildings, or combinations thereof, which exceed the square footage allotment found under Article 17-104(3) are permitted only with a Special Exception.~~

Article 17-104(3) – Special Exceptions

3. In the "R-1" Rural Residential, "R-2" Suburban Residential District, "R-3" Single-Family Residential, or the "V-1" Village District, a ~~private garage(s) and/or storage building(s) as an accessory building(s) for more than four motor vehicles and/or covering more than 2,000 square feet.~~ residential accessory building subject to the requirements listed below.

- A. When applied to parcels of land totaling 2.00 acres of land or less, the total floor area of all accessory buildings and portable accessory buildings, including attached lean-to's, shall not exceed 2,000 square feet. Accessory buildings, or combinations thereof, which exceed 2,000 square feet are permitted only with a Special Exception as approved by the Board of Zoning Appeals and authorized by these Regulations.
- B. When applied to parcels of land greater than 2.00 acres, the total floor area of all accessory buildings and portable accessory buildings, including attached lean-to's, shall not exceed 5,000 square feet. Accessory buildings, or combinations thereof, which exceed 5,000 square feet are permitted only with a Special Exception as approved by the Board of Zoning Appeals and authorized by these Regulations.
- C. The following general requirements apply to all parcels of land.
1. Buildings totaling 120 square feet or less, gazebos, and carports are not subject to this regulation or used in the calculation of the total floor area of all accessory buildings. Shipping containers and mobile/manufactured homes used as an accessory building are subject to this regulation and used in the calculation of the total floor area of all accessory buildings.
 2. Buildings used for agricultural purposes and approved for such use by an agricultural exemption application are not subject to this regulation or used in the calculation of the total floor area of all accessory buildings.
 3. If a parcel of land is less than 2.50 acres, as indicated by the Appraiser's Department, the owner shall produce the deed or a survey stamped by a Registered Land Surveyor to determine the acreage of the parcel. These sources of information shall be the methods used to calculate the acreage of the parcel.
 4. For the purpose of this Article, a lean-to is defined as a structure sharing one wall with a building, having a roof that adjoins the building, and is not enclosed with a door.