

Article 4A. Development Standards – Single-Unit Detached Residential Uses

Proposed Amendments

EDIT No. 12

Section 18-403 Accessory Structures Generally

3. Accessory structures shall be located only ~~behind the rear wall of the principal structure, and a projection of this line at the rear corners of the structure. in the rear yard.~~

EDIT No. 13

Section 18-407 Swimming Pools and Outdoor Hot Tubs

(See Attachment 9)

EDIT No. 14

Section 18-410 Fences

(See Attachment 10)

OR, any revisions as recommended by Town Council.

DIVISION 1. GENERAL PROVISIONS

Section 18-401 Purpose

The standards in this Article 4A apply generally to all new construction, additions, and alterations in any RS-10, RS-12.5, or RS-16 zone. Standards for principal structures (single-unit residential homes) relative to maximum permitted heights and required setbacks may be found in [Article 2](#).

Section 18-402 Frontage Improvements

1. The developer of any lot shall dedicate land along the lot frontage for sidewalk, curb, and gutter improvements as shown in the adopted Town Pedestrian Plan. Dedication of such improvements shall be in accordance with the standards set forth in this Chapter.
2. The developer of any lot that fronts an existing street shall dedicate land, construct a sidewalk, and connect such new sidewalk to the existing adjacent sidewalks, if any. Such new sidewalk shall be constructed in accordance with the standards set forth in this Chapter.
3. Upon application by the developer to the Town, the Town Council designates the Director of Public Works to waive, in exceptional circumstances, in consultation with the Town Attorney and Town Manager, in his or her discretion, the construction of such new sidewalk and permit the deposit of designated funds for such construction.

DIVISION 2. ACCESSORY STRUCTURES AND AMENITIES

Section 18-403 Accessory Structures Generally

1. Accessory structures are allowed only in connection with, incidental to, and on the same lot with a principal use or structure that is permitted.
2. Accessory structures on lots zoned for single-unit detached residential homes may include the following:
 - A. Detached garages or carports
 - B. Sheds and similar storage structures
 - C. Green houses
 - D. Gazebos and similar structures
 - E. Animal hutches or other enclosures per [§18-328](#), [§18-329](#), and [§18-330](#)
 - F. Other similar structures as determined acceptable by the Zoning Administrator
3. Accessory structures shall be located only in the rear yard.
4. A two-story accessory building is permitted provided that no part of it shall exceed the height of the principal building.
5. An accessory structure may not occupy more than thirty (30) percent of the area of a rear yard.
6. No accessory structure may be used for dwelling purposes.
7. A private automobile garage having any part of a wall in common with a dwelling is considered a part of the principal building and is not an accessory structure for purposes of this Chapter.