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FACT SHEET
ZONING SETBACK REQUIREMENTS FOR RESIDENTIAL ACCESSORY STRUCTURES
 (ZONING ORDINANCE 184-71)

TYPICAL PROJECT	IN FRONT OF PRINCIPAL BUILDING	MIN. SIDE YARD (FEET)	MIN. REAR YARD (FEET)	MAX. HEIGHT (FEET)
LOT SIZE LESS THAN THREE (3) ACRES:				
STRUCTURE < 250 SF	NP*	5	5	12
STRUCTURE <= 1200 SF	NP	10	10	25
STRUCTURE > 1200 SF OR >25 FT HEIGHT**	NP	20	20	35
SWIMMING POOLS & ASSOC. MECHANICAL EQUIPMENT	NP	10	10	-
GENERATOR	NP	5	5	12
LOT SIZE OF THREE (3) ACRES OR MORE:				
STRUCTURE < 250 SF	PERMITTED W/ CONDITIONS	5	5	12
STRUCTURE < 1200 SF	PERMITTED W/ CONDITIONS	10	10	25
STRUCTURE <= 3,000 SF	PERMITTED W/ CONDITIONS	20	20	25
STRUCTURE > 3,000 SF OR >25 FT HEIGHT***	PERMITTED W/ CONDITIONS	20	20	35
SWIMMING POOLS & MECHANICAL EQUIP	PERMITTED W/ CONDITIONS	10	10	-

NOTES:

*NP = NOT PERMITTED

**FOR LOTS LESS THAN THREE ACRES, ANY ACCESSORY STRUCTURE GREATER THAN 1200 SF IN GROSS FLOOR AREA INCLUDING INTERIOR VEHICLE PARKING OR GREATER THAN 25 FEET IN HEIGHT MAY BE PERMITTED BY SPECIAL EXCEPTION FROM THE ZONING HEARING BOARD. FOR MORE INFORMATION SEE 184-71.D.

***FOR LOTS OF THREE ACRES OR MORE, ANY ACCESSORY STRUCTURE GREATER THAN 3000 SF IN GROSS FLOOR AREA INCLUDING INTERIOR VEHICLE PARKING OR GREATER THAN 25 FEET IN HEIGHT MAY BE PERMITTED BY SPECIAL EXCEPTION FROM THE ZONING HEARING BOARD. FOR MORE INFORMATION SEE 184-71.D.