

EXHIBIT “A”

RECOMMENDED AMENDMENTS
ACCESSORY BUILDINGS IN RESIDENTIAL DISTRICTS

“R-1A” District:

Section 1331.02(a) Permitted Uses
Add: (8) Accessory Buildings.

Section 1331.05 Area Regulations
Delete: Last sentence of Section 1331.05(a)
Delete: Last sentence of Section 1331.05(b)

“R-1B” District:

Section 1333.02(a) Permitted Uses
Add: (9) Accessory Buildings.

Section 1333.05 Area Regulations
Delete: Last sentence of Section 1333.05(a)
Delete: Last sentence of Section 1333.05(b)

“R-1” District:

Section 1335.02(a) Permitted Uses
Add: (10) Accessory Buildings

Section 1335.05 Area Regulations
Delete: Last sentence of Section 1335.05(a)
Delete: Last sentence of Section 1335.05(b)

“R-2” District:

Delete: Last sentence of Section 1337.05(a)
Delete: Last sentence of Section 1337.05(b)

For All Residential Districts (R-1A, R-1B, R-1 and R-2):

The following “Area Regulations” are to be added:

(a) Accessory Buildings in Residential Districts. An accessory building may be erected detached from the principal building. No accessory building shall be erected in any required yard except a rear yard, and shall not occupy more than thirty-five percent (35%) of the

rear yard. Accessory buildings shall be distant at least six (6) feet from any dwelling situated on the same lot.

(b) Accessory Buildings in Residential Districts: Corner Lots. In any residential district where a corner lot adjoins the rear of a lot fronting on the side street and located in a residential district, no part of an accessory building on such corner lot shall be nearer the side street lot line than the least depth of the front yard required along such side street for a dwelling on such adjoining lot.

(c) Accessory Buildings in Residential Districts: Side Yard Setbacks. In any residential district, no accessory building or structure shall be located closer to the side lot line than permitted in that district.

(d) Accessory Buildings in Residential Districts: Rear Yard Setback. In any residential district, no accessory building or structure shall be located closer to the rear lot line than four (4) feet.

(e) Accessory Buildings in Residential Districts: Maximum Height. In any residential district, no accessory building shall exceed one story or fifteen (15) feet in height.

(f) Accessory Buildings in Residential Districts: Without Main Building. In any residential district, no accessory building or structure shall be erected or constructed prior to the erection or construction of the principal building.