

PROPOSED REVISION TO ORDINANCE 27

Article _ (to be determined) _____ Accessory Structures in R-1 and R-1MH Zones

Definitions:

Detached Accessory Building:

A subordinate building used for purposes incidental to the primary residence.

Intent. It is the intent of this section that accessory buildings should be unobtrusive, should not compete visually with the principal structure; and should not detract from the character of the surrounding neighborhood.

Accessory buildings are typically used for storage, hobbies, workshops, cabanas, and greenhouses. No secondary building shall be used for temporary or permanent living quarters.

Open Structures;

Open structures (i.e. carports, gazebos, patio covers, pergolas, outdoor kitchens RV shelters) shall have either masonry columns, metal or wood posts. No exposed metal posts are allowed. Posts will be wrapped with masonry or wood. The size of the posts will conform to International Building Code standards. The structure shall match the main structure architecturally. A pergola, gazebos, arbor, etc. will be constructed with wood posts and wood topping or composite building products.

Carports and RV shelters are part of the computation of the accessory structure coverage; count as one accessory building; and must meet setback requirements

Secondary Structure Attached to Main Residence

Carport:

A carport in R-1 and R-1MH is a permanent roofed structure designated for or occupied by vehicles. This structure shall match the main structure architecturally and shall be attached to the main building. If the garage space of the main residence is eliminated by replacing the garage door with a building, wall, the required two (2) parking spaces are still in effect. The carport must meet the minimum setback requirement of twenty (20') feet. 60 feet of enclosed storage space, and asphalt or concrete surface to the street.

Sunroom:

A multi-sided room that is attached to the residential property that is largely glass or screen and architecturally blends with the existing structure. Glass roofs are acceptable and all other roofs must be consistent with the existing structure. This room shall be viewed as an addition to the house.

Breezeway:

A covered passage one story in height connecting a main building to accessory building. When the accessory structure is attached to the main building by a breezeway, the breezeway may be considered a part of the main building and conform to all regulations applicable to the main building.

Attached Patio Cover:

A patio cover shall be used only for recreational and outdoor living purposes limited to one-story not exceeding 12 feet in height. These covers shall be viewed as an addition to the house.

Prohibited Structures:

The following types of accessory buildings are expressly prohibited,

- (1) Accessory buildings composed of metal posts with a metal roof, including carports constructed of such components, with or without a concrete pad.
- (2) Accessory buildings composed primarily of wooden or metal posts and materials such as cloth fabric, vinyl or tarpaulin covers, with or without a concrete pad.

Number of Structures:

Two (2) accessory buildings per lot are allowed. A building may not be built on a vacant lot until the owner of the main residence has replatted the adjacent lot(s).

Size of Structure:

The size of the building(s) shall be determined by the square footage of the lot and the setback requirements. The minimum size R-1 or R-1MH lot is 9,000 square feet or approximately .2 (2/10ths) of an acre. A lot having less than 9,000 square feet must have been a lot of record on January 5, 1980. Replatted lots are typically 20,000 square feet or .4+ (4/10ths) of an acre.

The sum of all accessory buildings shall not exceed 400 square feet on a single lot or 1,200 square feet on any replatted lots. An accessory building that is 1,200 square feet must meet the 55% masonry requirement.

Setbacks:

Front: Secondary buildings shall be a minimum of twenty-five (25') from the front property line or five feet (5') from behind the front line of the residence, whichever is greater. Secondary buildings used to store automobiles, boats or recreational vehicles shall have an asphalt or concrete driveway from the building to the existing roadway.

Side: Secondary buildings shall be placed no closer than three feet (3') from any side lot line. When the lot line is adjacent to a public street, a minimum fifteen-foot (15') setback is required.

Rear: A secondary building shall be placed no closer than three feet (3') from any rear lot line and no closer than fifteen feet (15') to the main building.

Roof:

Roof line shall be architecturally complimentary to the main residence. Metal roofs will be allowed if the main residence has a metal roof and the color matches the color of the residence metal roof as near as possible. Composition shingles shall match the main residence as near as possible. Maximum pitch cannot exceed 6:12.

Height:

Maximum wall height is twelve (12') for accessory buildings and detached garages. Maximum height for an RV shelter is 20 feet.

Construction:

Exterior: Siding shall be of wood, brick, or masonry. No metal material shall be used for exterior walls. Color scheme shall complement the color of the residence. All detached structures must be maintained in a manner so as to prevent the weathering of the building materials

Floor area: Detached enclosed secondary structures greater than 300 square feet must have footings and floors designed for a permanent foundation in accordance with the International Residential Code. Buildings less than 300 square feet must be anchored to resist winds using other hardware installed according to manufactures specifications.

Permit:

A building permit is required for any sized secondary building. The permit will contain a description of the building, and a site plan drawn to scale with all setbacks and utility easements noted. *Caution:* No structure should be placed within the limits of a utility easement. This may require the structure being moved totally at the owner's expense.

A no fee permit may be obtained for a structure less than 100 square feet and less than 8 feet to apex. This includes storage bins or children's playhouses, etc. Exterior siding requirements will apply.

Permits fees for structures in excess of 100 square feet will be charged according to the City of Runaway Bay's permit fee schedule.

Utilities:

A detached accessory building may have full utilities, but the structure is not to be used for permanent or temporary living

Easements:

All utility easements must be identified on the permit application. No secondary building may be located within any utility easement.

Minimum Building Elevation:

Base flood elevation is established at 844.5 msl. Ord. 464 (5-20-2008) allowed for a gazebo on a lake lot to be built lower than this elevation. The property owner would so indicate the elevation on the permit and acknowledge his/her responsibility in case of flood.

Article _ (to be determined) __ Accessory Structures in R-2 (Units 3 and 8)

Definitions:

Detached Accessory Building:

A subordinate building used for purposes incidental to the primary residence.

Intent. It is the intent of this section that accessory buildings should be unobtrusive, should not compete visually with the principal structure; and should not detract from the character of the surrounding neighborhood.

Accessory buildings are typically used for storage, hobbies, workshops, cabanas, and greenhouses. No secondary building shall be used for temporary or permanent living quarters.

Open Structures:

Open structures (i.e. carports, gazebos, patio covers, outdoor kitchens, pergolas, RV shelters) shall have either masonry columns, metal or wood posts. No exposed metal posts are allowed. Posts will be wrapped with masonry or wood. The size of the posts will conform to International Building Code standards. The structure shall match the main structure architecturally. A pergola, gazebos, arbor, etc. will be constructed with wood posts and wood topping or composite building products.

Carports and RV shelters are part of the computation of the accessory structure coverage; count as one accessory building; and must meet setback requirements. Other open structures are not included in coverage or building count.

Secondary Structure Attached to Main Residence

Carport:

A carport in R-1 and R-1MH is a permanent roofed structure designated for or occupied by vehicles. This structure shall match the main structure architecturally and shall be attached to the main building. If the garage space of the main residence is eliminated by replacing the garage door with a building, wall, the required two (2) parking spaces are still in effect. The carport must meet the minimum setback requirement of twenty (20') feet. 60 feet of enclosed storage space, and asphalt or concrete surface to the street.

Sunroom:

A multi-sided room that is attached to the residential property that is largely glass or screen and architecturally blends with the existing structure. Glass roofs are acceptable and all other roofs must be consistent with the existing structure. This room shall be viewed as an addition to the house.

Breezeway:

A covered passage one story in height connecting a main building to accessory building. When the accessory structure is attached to the main building by a breezeway, the breezeway may be considered a part of the main building and conform to all regulations applicable to the main building.

Attached Patio Cover:

A patio cover shall be used only for recreational and outdoor living purposes limited to one-story not exceeding 12 feet in height. These covers shall be viewed as an addition to the house.

Prohibited Structures:

The following types of accessory buildings are expressly prohibited,

- (1) Accessory buildings composed of metal posts with a metal roof, including carports constructed of such components, with or without a concrete pad.
- (2) Accessory buildings composed primarily of wooden or metal posts and materials such as cloth fabric, vinyl or tarpaulin covers, with or without a concrete pad.

Number of Structures:

Three (3)) accessory structures per lot are allowed. A structure may not be built on a vacant lot until the owner of the main residence has replatted the adjacent lot(s).

An animal shelter for non-qualified household pets is allowed as one of the three (3) structures. This shelter will be a free-standing building (pre-fab or built on site) to be used to shelter non-qualified household pets. This shelter

will not be connected to the main building. No animal shelter shall exceed a wall height of twelve (12'). All utilities are allowed in the animal shelter. Animal shelter shall be located in the backyard (minimum of seventy-five (75'') feet from the front of the property line). All other setbacks will apply. No animal shelter shall be constructed on any lot until the resident building is fifty (50) percent completed. Color scheme of an animal shelter shall complement the color of the residence and the shingles (or other approved roofing material) shall match the residence. The roof assembly shall have a maximum pitch of 6:12. Acceptable building material shall include wood, brick or masonry products.

Size of Structure:

The size of the structure(s) shall be determined by the square footage of the lot and the setback requirements. The total square footage of the accessory buildings (including an animal shelter) shall not exceed 2,400 square feet.

Setbacks:

Front: Secondary buildings shall be a minimum of seventy-five (75') from the front property line or five feet (5') from behind the front line of the residence, whichever is greater. Secondary buildings used to store automobiles, boats or recreational vehicles shall have an asphalt or concrete driveway from the building to the existing roadway.

Side: Secondary buildings shall be placed no closer than twenty (20') from any side lot line

Rear: A secondary building shall be placed no closer than five feet (5') from any rear lot line and no closer than fifteen feet (15') to the main building.

Roof:

Roof line shall be architecturally complimentary to the main residence. Metal roofs will be allowed if the main residence has a metal roof and the color matches the color of the residence metal roof as near as possible. Composition shingles shall match the main residence as near as possible.

Height:

Maximum height to apex is twelve (12') for accessory structures, and detached garages. Maximum height for an RV shelter shall be 20 feet. Maximum height for an animal shelter is twelve (12) feet.

Construction:

Exterior: Siding shall be of wood, brick, or masonry. No metal material shall be used for exterior walls. Color scheme shall complement the color of the residence. All detached structures must be maintained in a manner so as to prevent the weathering of the building materials

Floor area: Detached enclosed secondary structures greater than 300 square feet must have footings and floors designed for a permanent foundation in accordance with the International Residential Code. Buildings less than 300 square feet must be anchored to resist winds using other hardware installed according to manufactures specifications.

Permit:

A building permit is required for any sized secondary building. The permit will contain a description of the building, and a site plan drawn to scale with all setbacks and utility easements noted. *Caution:* No structure should be placed within the limits of a utility easement. This may require the structure being moved totally at the owner's expense.

A no fee permit may be obtained for a structure less than 100 square feet and less than 8 feet to apex. This includes storage bins or children's playhouses, etc. Exterior siding requirements will apply.

Permits fees for structures in excess of 100 square feet will be charged according to the City of Runaway Bay's permit fee schedule.

Utilities:

A detached accessory structure may have full utilities, but the structure is not to be used for permanent or temporary living

Easements:

All utility easements must be identified on the permit application.
No secondary building may be located within any utility easement.

Minimum Building Elevation:

Base flood elevation is established at 844.5 msl. Ord. 464 (5-20-2008) allowed for a gazebo on a lake lot to be built lower than this elevation. The property owner would so indicate the elevation on the permit and acknowledge his/her responsibility in case of flood.