

Allowing Accessory Buildings in the Second Front Yard upon approval of a Conditional Use Permit

SECTION 1103 ACCESSORY BUILDINGS AND USES

1103.02 SIZE LIMITATIONS

2. No accessory building shall be located between the front line of the principle building and the front property line, except:

(C) In all residential districts an accessory building may be placed in the second front of the principal building upon approval of a conditional use permit.

SECTION 702 RL RESIDENTIAL LOW DENSITY DISTRICT

702.08 MINIMUM YARD REQUIREMENTS:

- (4) YARD REQUIREMENTS FOR ACCESSORY BUILDINGS:

B) Front Yard – Lots of less than forty-five thousand (45,000) square feet shall have no accessory buildings located between the front building line of the principle building and the front property line. Lots of forty-five thousand (45,000) square feet or greater may have accessory buildings located between the front building line of the principle building and the front property line or the second front only upon the approval of a conditional use permit, provided said accessory buildings meet front yard setback requirements. The conditional use permit may include but not be limited to requirements for additional set back, landscaping, screening, etc. The conditional use shall last through the legal existence of the primary use.

SECTION 703 RM RESIDENTIAL MEDIUM DENSITY DISTRICT

703.08 MINIMUM YARD REQUIREMENTS:

- (4) YARD REQUIREMENTS FOR ACCESSORY BUILDINGS:

(B) Front Yard - No accessory building shall be located between the front building line of the principle building and the front property line. An accessory building may be located in the second front by a Conditional Use Permit (CUP). The CUP may include additional requirements of landscaping, screening, etc.

SECTION 704 RML MULTI -FAMILY RESIDENTIAL LOW DENSITY DISTRICT

704.08 MINIMUM YARD REQUIREMENTS:

- (4) YARD REQUIREMENTS FOR ACCESSORY BUILDINGS:

(B) Front Yard - No accessory building shall be located between the front building line of the principle building and the front property line. An accessory building may be located in the second front by a Conditional Use Permit (CUP). The CUP may include additional requirements of landscaping, screening, etc.

SECTION 705 RMH MULTI -FAMILY RESIDENTIAL HIGH DENSITY DISTRICT

705.08 MINIMUM YARD REQUIREMENTS:

(4) YARD REQUIREMENTS FOR ACCESSORY BUILDINGS:

(B) Front Yard - No accessory building shall be located between the front building line of the principle building and the front property line. An accessory building may be located in the second front by a Conditional Use Permit (CUP). The CUP may include additional requirements of landscaping, screening, etc.