

# **LARGE LOT, REAR SETBACK**

**Purpose:** To clarify the County requirements and to establish the limitations for rear yard encroachment on large lots NOT along the main ditch.

**NOTE:** Advisory Committee approval is required prior to any exterior alteration or additions to any lot.

## **DEFINITIONS:**

1. **Building (accessory)**-A Non-habitable, subordinate building, either attached or detached from the principal building, containing an accessory use.
2. **Building (attached)**-A building which has at least part of a wall in common with another building, or which is connected to another building by a roof that exceeds six feet (6') wide between opposite open ends.
3. **Use (accessory)**-A use incidental to the principal or primary use on the same lot, i.e. tool shed, garage.
4. **Building separation**-The distance between two structures measured from the nearest two points (i.e., eave to eave).
5. **Lot coverage**-The percentage of the area of a lot that is occupied by the footprint of all buildings or other covered structures. Structures with a partial open roof, such as a pergola, shall be measured to the perimeter posts and shall be calculated as one hundred percent (100%) covered for the purposes of lot coverage.

## **COUNTY PERMIT REQUIREMENTS:**

1. Accessory use structure over 200 square feet but less than 400 square feet require Zoning Permit.
2. Any structures over 400 square feet require Building Permit.
3. Any structure that contains plumbing and/or electrical requires appropriate permit.

## **GENERAL REQUIREMENTS:**

1. Detached accessory structures may NOT be placed within five feet (5') of the rear property line.
2. Detached accessory structures shall NOT encroach into the side setbacks.
3. Accessory structures shall NOT exceed eighteen feet (18') in height.
4. A minimum of three feet (3') building separation must be maintained.
5. The addition of an accessory use structure, regardless of location, counts toward the fifty percent (50%) allowable lot coverage.
6. A bay window, oriel, entrance or vestibule not exceeding ten foot (10') width may project three foot (3') into any rear yard.
7. An attached open porch, deck or open balcony, or carport may project no more than ten feet (10') into any required rear yard, but no closer than ten feet (10') from any common lot boundary.