**Patios and other Accessory Structures**

When a patio is attached to or less than 6’ away from the main building, it must comply with the main building setbacks and lot coverage requirements. (Table 15-902)

When a patio is 6’ or more away from the main building, the patio can be up to property line. (Section 15-2004)

Architectural features and eaves can encroach 2’ into a setback, but cannot encroach closer than 3’ from property line or into easements. (Section 15-2014)

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**Rear Yard Encroachments**

Required when the main building (or when an accessory structure attached to or less than 6’ away from main building) encroaches upon the rear yard setback. The encroachment cannot cause a rear setback of less than 5’. (Section 15-904-A.7)

A set-aside area of the amount encroached must be designated outside of any required setbacks. The minimum dimensions are 4’ by 8’. The area must be a usable area. (Section 15-904-A.7)

Rear yard encroachments are not allowed in Planned Unit Developments.

The fee is $287.00.