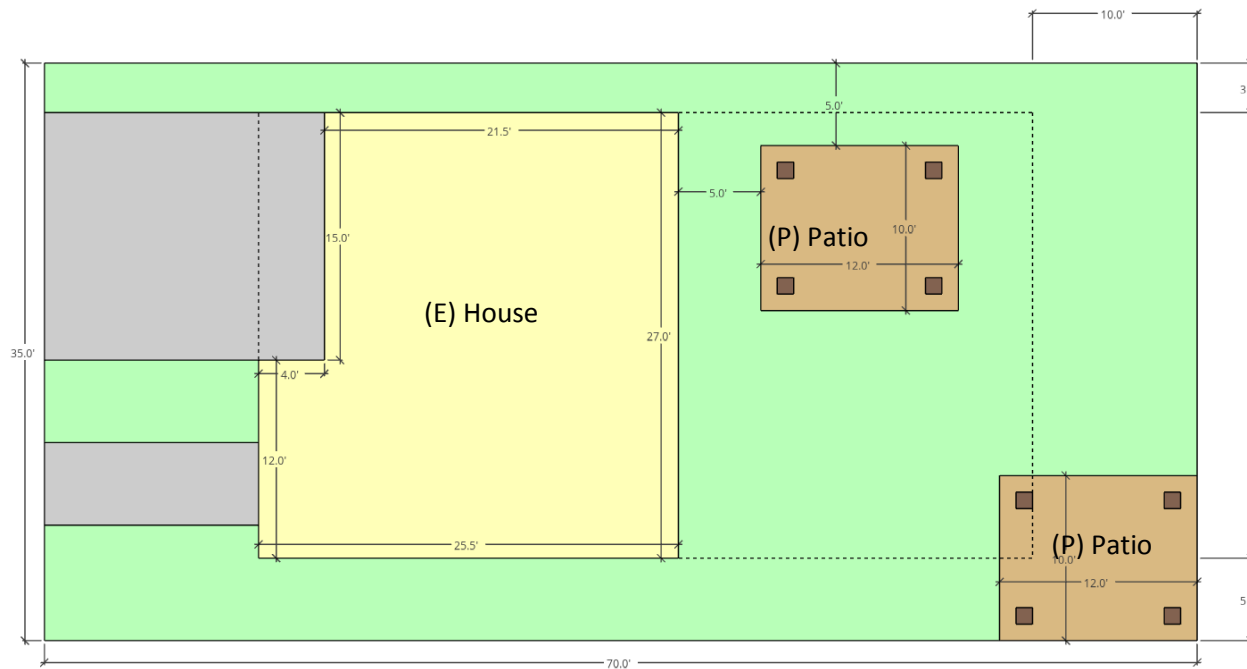


Patios and other Accessory Structures

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)



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.

