

SECTION 19.11 ACCESSORY STRUCTURES AND USES

D. Detached Accessory Structure Location: Detached accessory structures shall meet the following location requirements:

Type of Lot	Floor Area of Accessory Building	Yard Permitted	Minimum Setback Required
Internal lot	900 square feet or less	Rear yard	Side yard: 6 feet Rear yard: 6 feet
	Greater than 900 up to 1,200 square feet (a)	Rear yard	Side yard: Principal building setback requirement Rear yard: Principal building setback requirement
	Greater than 1,200 square feet (a)	Rear yard	Side yard: Height of accessory building Rear yard: Principal building setback requirement
Corner lot	900 square feet or less	Rear yard	Side yard: 6 feet Rear yard: 6 feet Side street: Equal to or greater than the principal building
	Greater than 900 up to 1,200 square feet (a)	Rear yard	Side yard: Principal building setback requirement Rear yard: Principal building setback requirement Side street: Equal to or greater than the principal building
	Greater than 1,200 square feet (a)	Rear yard	Side yard: Height of the accessory building Rear yard: Principal building setback requirement Side street: Equal to or greater than the principal building
Through lot or double frontage lot	120 square feet maximum	Side yard Secondary front yard	Side yard: Principal building setback requirement Secondary front yard: Principal building setback requirement
Waterfront lot – other than listed below	120 square feet maximum	Side yard Waterfront yard	Side yard: Principal building setback requirement Waterfront yard: May not be located in the average shoreline setback, except for waterfront structures permitted in Article 17
Waterfront lot – R-1-B District fronting Thorofare Canal	120 square feet maximum	Side yard Waterfront yard	Side yard: 6 feet Waterfront yard: 25 feet from the shoreline, except for waterfront structures permitted in Article 17 (b), (c)
Waterfront lot – R-1-F Hickory Island	900 square feet or less	Street front yard	Side yard: 3 feet Street front yard: 15 feet

(a) Accessory buildings larger than nine hundred (900) square feet shall only be allowed subject to the requirements of subsections E below.

(b) Such buildings shall have a maximum height of ten (10) feet.

- (c) The Zoning Administrator may reduce the shoreline setback based upon property conditions, neighborhood character, and the established setback of similar structures on adjacent properties.

Where a reduction is not granted or it is unclear that one is warranted, the Zoning Administrator may forward the request to the Planning Commission for their review/approval.