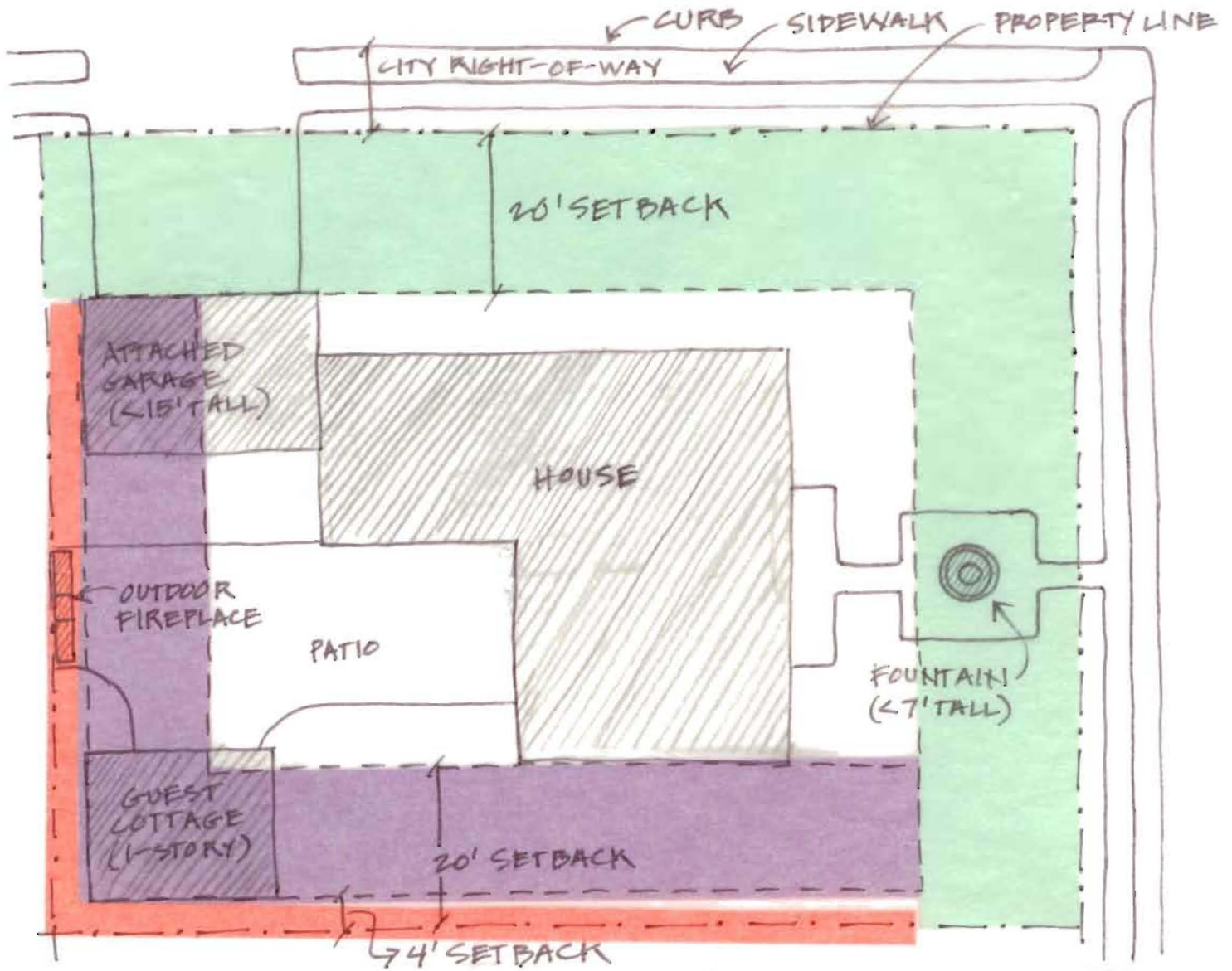


# LOCATING STRUCTURES - ZONE E



	SECONDARY STRUCTURES 7' TALL OR LESS	SECONDARY STRUCTURES 7-7' TALL	1-STORY ACCESSORY STRUCTURES	ATTACHED GARAGE/CARPORT ≤15' TALL	PRIMARY STRUCTURES
20' STREET SETBACK	NO VARIANCE PCDR+BP	NO VARIANCE PCDR+BP	VARIANCE PCDR+BP	VARIANCE PCDR+BP	VARIANCE PCDR+BP
INITIAL 4' OF 20' SIDE+REAR SETBACKS	NO VARIANCE SDR*+BP	NO VARIANCE PCDR+BP	VARIANCE PCDR+BP	VARIANCE PCDR+BP	VARIANCE PCDR+BP
REMAINING 16' OF 20' SIDE+REAR SETBACKS	NO VARIANCE SDR*+BP	NO VARIANCE SDR*+BP	NO VARIANCE SDR*+BP	NO VARIANCE SDR*+BP	VARIANCE PCDR+BP
NON-SETBACK AREAS	NO VARIANCE SDR*+BP	NO VARIANCE SDR*+BP	NO VARIANCE SDR*+BP	NO VARIANCE SDR*+BP	NO VARIANCE SDR*+BP

\* UNLESS PLANNING COMMISSION REVIEW IS OTHERWISE REQUIRED.

## **ABREVIATIONS**

**BP**- Building Permit

**PCDR**- Planning Commission Design Review

**SDR**- Staff Design Review

## **HELPFUL DEFINITIONS**

### **ACCESSORY STRUCTURE-**

“Accessory Structure” means a detached subordinate, single-story structure or building on a lot, the use of which is appropriate, incidental to, and customarily or necessarily related to the zone and to the principal use of the lot or to that of a main building on the lot. “Accessory Structure” includes but is not limited to a private garage or carport containing space for no more than four automobiles, servants’ quarters, swimming pools, pool houses, garden sheds, and guest houses, and Second Dwelling Units approved in accordance with Chapter 17D.

### **PRIMARY STRUCTURE-**

“Primary Structure” means the building on a lot in which the principal use is conducted. In a residential zone, the “primary Structure” is considered to be the main residence and includes anything that is twelve inches (12”) or higher above existing or proposed grade, constructed or erected on or in the ground, or attached to something on the ground, including but not limited to buildings, decks, balconies, bay windows, cantilevered upper level projections, building eaves, and swimming pools.

### **SECONDARY STRUCTURE-**

“Secondary Structure” means a subordinate physical element that is twelve inches (12”) or higher above existing or proposed grade, constructed or erected on or in the ground, or attached to something on the ground, which is intended to functionally or decoratively enhance a property. Secondary structures include but are not limited to built-in fountains, ponds or other water features, barbeques and outdoor fireplaces, hot tubs and spas, children’s play structures, dish antennas, arbors, trellises, gazebos, planter boxes, built-in outdoor furniture, and freestanding utility equipment such as backflow preventers, air conditioners and electrical boxes.