
Sec. 61-13-128 | Accessory buildings or structures in rear setback; setbacks from principal buildings.

structures is solidly covered by a breezeway, portico, or similar architectural device that is at least four (4) feet in width. (*See* [Sec. 61-13-146](#) for the setback of accessory buildings and structures from lot lines.)

(Ord. No. 11-05, §1, 5-28-05; Ord. No. 44-06, §1, 12-21-06)

Sec. 61-13-128. Accessory buildings or structures in rear setback; setbacks from principal buildings.

Unless otherwise specified, accessory buildings or structures shall be subject to the following provisions:

- (1) No detached accessory building(s) or structure(s) in an R1 or R2 District shall occupy more than fifty percent (50%) of the area of the required rear setback area;
- (2) No detached accessory building or structure in an R1 or R2 District shall be located closer than ten (10) feet to any principal building, or any porch or deck of that principal building; and
- (3) No detached accessory building or structure shall be located closer than ten (10) feet to any single- or two-family dwelling in any zoning district.

(Ord. No. 11-05, §1, 5-28-05)

Sec. 61-13-129. Height of accessory buildings.

- (a) No detached accessory building or structure in any R1 or R2 District shall exceed the height of the principal building or structure, or fifteen (15) feet, whichever is less.
- (b) The height of buildings accessory to single-family and two-family detached dwellings shall be limited to one (1) story, and shall not exceed fifteen (15) feet.

(Ord. No. 11-05, §1, 5-28-05)

Sec. 61-13-130. Corner-lot regulations.

In residential districts where an accessory building is located on a corner-lot, said building shall be set back not less than ten (10) feet from the side lot line abutting the street.

(Ord. No. 11-05, §1, 5-28-05)

Sec. 61-13-131. Use-specific requirements.

In the R1, R2, R3, R4, R5, R6, SD1, and SD2 Districts, the following use-specific standards shall apply to accessory structures:

- (1) Accessory structures in parks, including club houses, bath houses, or similar structures on the grounds of nonprofit golf courses, swimming pools, tennis courts, or similar nonprofit uses, shall have 15-foot front and side setbacks and a 30-foot rear setback;

Sec. 61-13-141 | Distance measurements.

- (2) Accessory structures in cemeteries, warehouses, storage or maintenance buildings, mausoleums, crematories, or columbaria, shall be located not less than one hundred fifty (150) feet from the nearest residential property line;
- (3) Stadiums or grandstands in athletic fields shall have seating facilities located not less than one hundred fifty (150) feet from the nearest private residential property line; and
- (4) No public outdoor swimming pool shall be constructed less than forty (40) feet from any property line abutting, or across an alley from, private property that is zoned R1, R2, R3, R4, R5, R6, or residential PD, other than a railroad right-of-way.

(Ord. No. 11-05, §1, 5-28-05)

Secs. 61-13-132–61-13-140. Reserved.**DIVISION 2. MEASUREMENTS, REQUIREMENTS, AND EXCEPTIONS****Sec. 61-13-141. Distance measurements.**

Except where linear measurement is indicated, for zoning purposes, all distances shall be measured radially. In other words, for regulatory purposes, the minimum distance between two points shall be the length of an imaginary straight line joining those points. Linear measurement is defined in Sec. 61-16-123 of this Code and radial measurement is defined in Sec. 61-16-161 of this Code. (See Figure 61-12-87)

(Ord. No. 11-05, §1, 5-28-05)

Sec. 61-13-142. Lot measurement and requirements.**(a) *Lot Area/Site Area.***

Lot or site area refers to the amount of horizontal land area that is contained inside the lot lines of a lot or site. Public rights-of-way and easements for street purposes shall not be included in calculating lot size, except where specifically indicated in this article.

(b) *Lot Width.*

Lot width refers to the horizontal distance between side lot lines. Lot width shall be measured at right angles to the lot depth at points twenty (20) feet from the front lot line and twenty (20) feet from the rear lot line.

(c) *Lot Depth.*

Lot depth means the horizontal distance from the midpoint of the front lot line to the midpoint of the rear lot line, or to the most distant point on any other lot line where there is no rear lot line.

(d) *Lot or Property Line, Front.*

Front lot or property line means the line dividing a lot from a street. On a corner-lot, the shorter street line shall be considered the front lot line, provided, that for a lot comprised of more than one lot of record, the front lot line shall be the same as indicated