

Sec. 23-82. Accessory buildings.

Accessory buildings shall be subject to the same regulations as the principal building on the lot, except as otherwise specifically provided in this code, provided that the construction of accessory buildings on a lot designed, intended or used for a principal single-family or duplex dwelling shall be subject to the following supplementary regulations.

(a) The following accessory buildings shall be permitted:

(3) *Chickee hut.* A chickee hut or other structure utilizing a thatched type roof not greater than fourteen (14) feet in height may be constructed, subject to the applicable provisions of the Florida Building Code, as same may be amended.

(4) *Gazebo or pergola.* A gazebo or pergola may be constructed, provided it shall not be over fourteen (14) feet in height, nor shall it exceed one hundred fifty (150) square feet in overall size.

(5) A storage shed, chickee hut, gazebo or pergola may be constructed within required interior side or rear yard setbacks, provided that such accessory building shall not be constructed closer than six (6) feet from the rear or interior side property line or the minimum required setback, whichever is less. Such accessory building may be ~~located closer than described hereinabove,~~ constructed three (3) feet from the rear or interior side lot line, provided there is a six (6) foot high privacy fence constructed along the rear/interior side lot line, and further provided that if there are any easements within this area, easement releases/approvals must be obtained from responsible utilities and/or other appropriate agencies before a building permit may be issued. Such accessory building shall be counted in the calculation of building coverage.

(6) *Canopies or fixed awnings.* A canopy or fixed awning shall be defined as a permanent, non-retractable, unenclosed shelter attached to or extending from a building, or a free-standing permanent shelter made of fabric, plastic, vinyl or other non-rigid material, supported by a frame.

a. Canopies or fixed awnings may be constructed within required interior side or rear yard setbacks, provided that such accessory building shall not be constructed closer than six (6) feet from the rear or interior side property line, or the minimum required setback, whichever is less. Canopies or fixed awnings may be constructed three (3) feet from the rear or interior side lot line, provided there is a six (6) foot high privacy fence constructed along the rear/interior side lot line, and further provided that if there are any easements within this area, easement releases/approvals must be obtained from responsible utilities and/or other appropriate agencies before a building permit may be issued.

Such accessory building shall be counted in the calculation of building coverage.

b. Canopies or fixed awnings shall not exceed fourteen (14) feet in height.

Sec. 21-8. Definitions.

The following terms shall have the meanings ascribed herein, unless otherwise specifically indicated in this land development code or unless the context indicates otherwise. These definitions shall apply throughout this land development code.

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Gazebo or Pergola: A free-standing roofed structure open on all sides.

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