

DIVISION 4. ACCESSORY STRUCTURES

Sec. 110-471. Building permits required and definitions.

Building permits are required for the construction or placement of all accessory structures.

(Code 1983, § 20-505(A))

Sec. 110-472. R-1, single-family residential zones.

Accessory structures may not be located in front yards in R-1, single-family residential zones.

- (1) *Lots not on water.* For lots not on water in R-1, single-family residential zones, accessory structures may be located in side or rear yards but must provide a minimum of 2½-foot setback to allow for vegetation control.
- (2) *Lots on water.* For lots on water in R-1, single-family residential zones, accessory structures may be located in side or rear yards. If the accessory structure is located in a side yard, a minimum of 2½-foot side setback must be provided. If the accessory structure is located in the rear yard, ~~the same rear setback as required for principal structures must be provided.~~ a minimum of a 7-foot side setback and 12-foot rear setback must be provided, so not to interfere with seawall tiebacks, but may be located 8 feet from the waters edge of the seawall with a signed and sealed certification from an engineer, registered in the State of Florida, stating the structure will not affect the integrity or functioning of the seawall or its deadmen.

(Code 1983, § 20-505(B))

Sec. 110-473. R-2, low density multifamily residential zones.

Accessory structures may not be located in front yards in R-2, low density multifamily residential zones.

- (1) *Lots not on water.* For lots not on water in R-2, low density multifamily residential zones, accessory structures may be located in side or rear yards but must provide a minimum of 2½-foot setback to allow for vegetation control.
- (2) *Lots on water.* For lots on water in R-2, low density multifamily residential zones, accessory structures may be located in side or rear yards. If the accessory structure is located in a side yard, a minimum of 2½-foot side setback must be provided. If the accessory structure is located in the rear yard, ~~the same rear setback as required for principal structures must be provided.~~ a minimum of a 5-foot side setback and 12-foot rear setback must be provided, so not to interfere with seawall tiebacks, but may be located 8 feet from the waters edge of the seawall with a signed and sealed certification from an engineer, registered in the State of Florida, stating the structure will not affect the integrity or functioning of the seawall or its deadmen.

(Code 1983, § 20-505(C))

Sec. 110-474. R-3, medium density multifamily residential zones.

Accessory structures (except carports) may not be located in front yards in R-3, medium density multifamily residential zones.

- (1) *Lots not on water.* For lots not on water in R-3, medium density multifamily residential zones, accessory structures (except carports) may be located in side yard, but must provide a five-foot minimum side setback. If the accessory structure is located in the rear yard, a minimum of two-foot setback must be provided to allow for vegetation control.
- (2) *Lots on water.* Accessory structures (except carports) on lots on water in R-3, medium density multifamily residential zones must provide the same setbacks as are required for the principal structure.
- (3) Carports in the R-3, medium density multifamily residential zones may be located in the front or side yard and must provide a five-foot side yard setback and ten-foot front yard setback.
- (4) The accessory structure must meet the intersection visibility requirement.

(Code 1983, § 20-505(D); Ord. No. 2022-12, § 1, 5-11-22)

Sec. 110-475. C-1, tourist commercial zones.

Accessory structures may not be located in front yards in C-1, tourist commercial zones.

- (1) *Lots not on water.* For lots not on water in C-1, tourist commercial zones, accessory structures may be located in side yard, but must provide a five-foot minimum side setback. If the accessory structure is located in the rear yard, a minimum of 2½-foot setback must be provided to allow for vegetation control.
- (2) *Lots on water.* Accessory structures on lots on water in C-1, tourist commercial zones must provide the same setbacks as are required for the principal structure.

(Code 1983, § 20-505(E))

Sec. 110-476. C-2, John's Pass marine commercial zone.

Accessory structures may not be located in front yards in the C-2, John's Pass marine commercial zone. Accessory structures in the C-2, John's Pass marine commercial zone must provide the same side and rear setbacks as are required for the principal structure.

(Code 1983, § 20-505(F))

Sec. 110-477. C-3, retail commercial zones.

Enclosed aAccessory structures may not be located in front yards in C-3, retail commercial zones. Enclosed aAccessory structures in C-3, retail commercial zones must provide a ten foot side and rear setback. the same side and rear setbacks as are required for the principal structure. Open accessory structures may be located in any yard in C-3, retail commercial zone. Open accessory structures must provide a xx foot front, side, and rear setback and must meet the intersection visibility requirements.

(Code 1983, § 20-505(G))

Sec. 110-478. C-4, marine commercial zones.

Accessory structures may not be located in front yards in C-4, marine commercial zones. Accessory structures in C-4, marine commercial zones must provide a ten foot side, and rear setback. the same side and rear setbacks as are required for the principal structure. Accessory structures for working waterfronts or marina uses, which are required by federal or state regulations to be immediately proximate to the waters edge, are permitted within the required setback.

(Code 1983, § 20-505(H))

Sec. 110-479. P/SP, public-semi public zones.

There are no restrictions regarding accessory structures in P/SP, public-semi public zones. Accessory structures in P/SP, public-semi public zones must be consistent with site plan approval.

(Code 1983, § 20-505(I))

Sec. 110-480. Maximum size in R-1, R-2 and R-3 zones.

- (1) Single-family structures may only have one enclosed and one open accessory structure. For single-family structures, the maximum size for an enclosed accessory structure ~~will be~~ is eight feet wide by ten feet long by ~~eight ten~~ feet high. The maximum size for an open accessory structure depends on the size of the rear yard as detailed below: 10-feet wide by 10-feet long by 14-feet high.
- (2) For duplex and multifamily structures, ~~there may not be more than two~~ the maximum size for an enclosed accessory structures ~~for a maximum size of six is~~ eight feet wide by eight feet long by eight ten feet high or a single accessory structure eight feet by ten feet by eight feet. The maximum size for an open accessory structure may be ten feet wide by ten feet long by twelve feet high. Duplex and multifamily structures may only have two enclosed and xx open accessory structures.
- (3) For temporary lodging structures, the maximum size for an enclosed accessory structure is eight feet wide by eight feet long by ten feet high. The maximum size for an open accessory structure may be xx feet wide by xx feet long by xx feet high. Temporary lodging structures may only have two enclosed and xx open accessory structures.
- (4) The maximum size of a carport in the R-3, medium density multifamily residential zone for single family structures, is 20 feet wide by 22 feet long by ten feet high. For single family structures, there may not be more than one carport. The limit to the number of carport structure for duplex, ~~and~~ multifamily, ~~and~~ temporary lodging structures will be regulated by parking requirements and the site plan approval process.

(Code 1983, § 20-505(J); Ord. No. 2022-12 , § 2, 5-11-22)

Sec. 110-481. Maximum size in C-1, C-2, C-3 and C-4 zones.

~~An~~ The maximum size for an enclosed accessory structure ~~is not to exceed eight 8~~ is ~~feet~~ 8 feet ~~wide~~ wide by 12 feet ~~long~~ long by ~~eight 10~~ feet ~~high.~~ Properties may ~~be installed and~~ only have one two enclosed and two open accessory ~~type~~ structures ~~may be placed on any lot or group of lots under the same ownership.~~

(Code 1983, § 20-505(K))

Sec. 110-482. Lot coverage.

The area covered by accessory structures shall be included in the allowable lot coverage.

(Code 1983, § 20-505(L))

Sec. 110-483. Tiedowns and floodplain regulations.

All accessory structures must have tiedowns per the Standard Building Code. This also applies to all accessory type structures in place before the passage of the ordinance from which this section was derived.

Permanent accessory structures must have at a minimum of two flood openings as required in the floodplain chapter of this Code, or, if allowed in Chapter 94, may be floodproofed.

(Code 1983, § 20-505(M))

Sec. 110-484. Placement.

An accessory type structure may not be placed forward of the front entrance of the principal structure. In no case shall an accessory type structure be placed closer to any lot line adjacent to a street than provided for the principal structure nor closer than 18 feet to any seawall on the Gulf of Mexico.

(Code 1983, § 20-505(N); Ord. No. 918, § 3, 12-7-99)

Sec. 110-485. Prohibited accessory structures.

Manufactured housing, mobile homes, semi-trailers and other motor vehicles shall not be permitted to be used as storage buildings or other such uses.

(Code 1983, § 20-505(O))

Sec. 110-486. Construction Trailers

Construction trailers are allowed xx feet from any property line and may only be on site two months before and after construction. Construction trailers must be removed from site during any named storm event.

Secs. 110-486—110-500. Reserved.