

PROPOSED CHANGE

Chapter 14 ZONING

SECTION 3 DEFINITIONS

ADD:

Estate Residential: Properties in the City of Morgan's Point Resort that are two (2) or more acres and have been rezoned as Estate Residential. (just a start)

SECTION 18 ACCESSORY BUILDING AND USE REQUIREMENTS

18.1 GENERAL

A. An accessory building shall not be used for commercial purposes and shall not be rented in districts zoned Single-Family Residential (SFR), Multifamily Residential (MFR), or Manufactured Housing (MH).

B. An accessory building may be constructed or placed on the building site only after a Building Permit has been issued by the City and the main building has been issued a Certificate of Occupancy or the accessory building is built concurrently with the main building.

C. A maximum of two (2) accessory buildings per building site will be permitted.

D. A maximum of four (4) accessory buildings per building site will be permitted on properties that are zoned Estate Residential.

E. Lots contained within a building site shall not be sold separately.

F. Lot(s) on which accessory building is located may be sold separately if all accessory buildings are removed from lots other than the lot containing the main building prior to sale.

G. No accessory building shall be sublet.

H. One additional accessory building used exclusively as a pumphouse is permitted on each building site.

H. The placement and use of a construction trailer shall be allowed on any building site. Construction trailers shall not be used as temporary or permanent sleeping rooms and must be removed within 10 days of the issuance of a Certificate of Occupancy for the main building.

18.2 SIZE, HEIGHT AND PLACEMENT REGULATIONS FOR ACCESSORY BUILDINGS

- A. An accessory building must be built or placed to the rear of the minimum required front setback line or at the front face of the main building, whichever is farthest from the front property line.
- B. An accessory building must not be built or placed closer than three feet (3') from the side and rear property lines. An accessory building may not be built or placed in a utility easement.
- C. The maximum height of an accessory building shall not exceed twenty feet (20').
- D. The permitted accessory building(s) must comply with all city, county, and state codes and regulations.
- E. One private parking garage erected on the main building's building site, attached to or detached from the main building, will not be considered an accessory building if it conforms to the main building in style, construction and roofing and facing materials.
- F. One carport may be erected on the driveway of the main building's building site. The carport may be erected beyond the front face of the main building and must comply with the area regulation setbacks.
- G. The total floor space of all permitted accessory buildings may not exceed whichever is less than 1500 square feet or 5% of the total square footage of the building site. All building sites shall be allowed to construct accessory building(s) up to a total of 250 square feet regardless of the size.
- H. The total floor space of all permitted accessory buildings on properties zoned Estate Residential may not exceed 5% of the total square footage of the building site. No building on the building site shall exceed the overall square footage of the lower floor of the main building.

18.3 NONRESIDENTIAL ACCESSORY BUILDINGS

- A. The size and height of nonresidential accessory buildings shall be commensurate with the use of the main building.