

No. 3 As drafted by P&Z Commission Jerry Fleming P.E.

107-3. Definitions

Mechanical Equipment means the machinery or devices installed for a use appurtenant to a residential use. This includes, but is not limited to, heating and air conditioning units, pool equipment, household generators, rain water collection system pumps and similar appurtenances.

Playhouse means a freestanding building that is mostly enclosed and is exclusively used by children.

(Restricting height to 12 ft and area size are limitations, are not definitions and best adopted under a proper ordinance section. However, if they are not allowed in a required yard but anywhere in the buildable area of lot (inside building lines) no restrictions are needed.)

Playscape means a freestanding structure that is mostly unenclosed and is exclusively used by children.

107-81. Playhouses and Playscapes

- (a) Playscapes may be in any required yard.
- (b) Playhouses may be in a required yard if all the following conditions are met.
 - (1) Maximum height to topmost part of playhouse does not exceed 12 ft above natural grade.
 - (2) Maximum encroachment area does not exceed 50 sq ft. [5 ft x 10 ft = 50 sq ft which is a good size children playhouse in my opinion. Note that playhouses are also considered accessory buildings.]
 - (3) Playhouse's clearance from a property line shall be at least 6 ft,
[Reasoning: At 45-degree angle 6 ft horizontal distance yields a 6 ft height.
With 6 ft fence the "line of sight" total height is 12 ft above a flat grade.]

except the playhouse may be closer to property line with approval from abutting property owners.

