

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 shall not be in any required yards unless a special exemption is granted.

Conditions for a special exemption are the following:

- (1) Maximum height to topmost part of playhouse does not exceed 12 ft above grade.
- (2) Maximum 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 owner with approval from abutting property owners.

