

Amend Section 107-3, definition of “accessory building or structure” to read as follows:

*Accessory building or structure* means a building or structure which does not share a common roof or common wall, including, but not limited to, a toolhouse, home workshop, greenhouse, garage, carport, children's playhouse ([excluding an “exempt children’s playhouse” or “playscape” as defined herein](#)), or swimming pool house, which:

- (1) Is located on the same lot as a dwelling;
- (2) Is subordinate in area to the dwelling and is used for a purpose customarily incidental to the dwelling;
- (3) Is detached from the dwelling except that a connected foundation or walkway may exist with the dwelling;
- (4) Does not provide complete independent living facilities for one or more persons which include permanent provisions for living, sleeping, and sanitation facilities; and
- (5) Is not used for lease or rental, or for a commercial purpose other than a home occupation by a resident of the main dwelling.

Amend Section 107-3 to add a definition for “exempt children’s playhouse” and “playscape” as follows:

[“Exempt children’s playhouse’ means a temporary, freestanding structure not permanently affixed to the ground, with a roof supported by walls, designed for children’s activities, with no utility facilities, not exceeding 64 square feet in area or 8 feet in height, located in a side or rear yard no closer than 10 feet from the lot line and outside of any drainage easement, public utility easement or public right of way, and, on a corner lot where the lot’s rear yard abuts the neighboring property’s front yard, an exempt children’s playhouse must be located behind a fence, or, if there is no fence, no closer than 20 feet from the property line along the front yard of the abutting lot and no closer than 15 feet from the adjacent street.](#)

[“Playscape’ means a freestanding temporary structure, not permanently affixed to the ground, mostly unenclosed, having no solid floor at grade level or within 48 inches of grade, and designed for children’s activities. A playscape typically consists of a combination of swings, slides, climbing walls and/or ladders.”](#)