

Balconies, porches, stoops, stairs, chimneys, bay windows, roof overhangs, if more than 18", and raised doorways and their footings shall not be permitted to extend into the required setback. Open decks and patios may extend 15 feet into the rear yard setback. Side yards abutting a street shall be treated as described above.

7.3.10 *Building Height.*

The vertical distance from the mean elevation of the finished grade of the frontage street, to the roof ridge shall not exceed 35 feet, exclusive of chimneys, flag poles, and radio and television antennas.

7.3.11 *Accessory Buildings.*

- A. No accessory building shall be built upon a lot until the construction of a main building has commenced.
- B. Accessory building shall not be rented or used for gain.
- C. Accessory buildings on single lots of one acre or less shall not exceed ten (10) percent of the total area under roof of the main building or two hundred fifty (250) square feet, whichever is greater. A single accessory building is permitted. Accessory buildings on single lots larger than one acre but less than two (2) acres shall not exceed ten (10) percent of the total area under roof of the main building or three hundred fifty (350) square feet, whichever is greater. A single accessory building is permitted. On single lots of two (2) acres to four (4) acres, total accessory building square footage shall not exceed twenty-five (25) percent of the total area under roof of the main building. Two accessory buildings are permitted. On single lots greater than four (4) acres, total accessory building square footage shall not exceed forty (40) percent of the total area under roof of the main building. Three accessory buildings are permitted. Total area under roof includes garages, screened and unscreened porches, and does not include unfinished utility and crawl spaces.
- D. Building exteriors of accessory buildings shall be of a material and color to blend with the main building and surroundings and be aesthetically compatible. Metal or plastic accessory buildings are not allowed, except greenhouses may be constructed of polycarbonate panels or glass installed in aluminum or metal frames.
- E. Accessory building foundations must be screened with lattice or plantings per Section 6.24, Landscaping.
- F. Roof shall overhang side walls, except at the gable ends, in an amount proportional to the size of the building.
- G. Flat roofs are not permitted.
- H. Accessory buildings shall be located between the setback lines and the main building.
- I. The accessory building shall not be located in the front yard.
- J. Accessory buildings located on corner lots shall not be located in the portion of the yard