

ARTICLE 9. ON-SITE DEVELOPMENT STANDARDS

- 9.1 GENERAL REQUIREMENTS
- 9.2 EXTERIOR LIGHTING
- 9.3 ACCESSORY STRUCTURES AND USES
- 9.4 PERMITTED ENCROACHMENTS
- 9.5 ENVIRONMENTAL PERFORMANCE STANDARDS

9.4 PERMITTED ENCROACHMENTS

An encroachment is the extension or placement of an attached or detached accessory structure or architectural feature into a required setback. Permitted encroachments are indicated in Table 9-1: Permitted Encroachments into Required Setbacks.

- A.** Additional restrictions on permitted encroachments, including additional placement restrictions and dimensional standards, can be found in Section 9.3. No accessory structure or architectural feature may encroach into the right-of-way.
- B.** No attached or detached accessory structure or architectural feature, with the exception of fences, is permitted to be located on any utility, drainage and/or access easement. If such is located on an easement and repair or replacement of the utility is needed, the cost of removing the attached or detached accessory structure or architectural feature is the responsibility of the owner of the structure. The City or utility is not responsible for the replacement of such structure.
- C.** Unless constructed concurrently with the principal building, attached or detached accessory structures or architectural features require a building permit, unless exempted by this section or Section 9.3.
- D.** Unless otherwise indicated, all accessory structures and architectural features must be at least five feet from any lot line, unless otherwise permitted or restricted by this section or Section 9.3.
- E.** When an attached or detached accessory structure or architectural feature regulated by Table 9-1 is permitted to locate in a required setback, it also indicates permission to locate in the corresponding yard.
- F.** When an attached or detached accessory structure or architectural feature regulated by Table 9-1 is prohibited to encroach in a required setback, the structure or architectural feature may be located in the corresponding yard beyond the required setback line unless specifically prohibited by Table 9-1 or Section 9.3.