

## ARTICLE 9. RESIDENTIAL DISTRICTS

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### § 155.131 PURPOSE.

The residential districts are established to preserve and enhance the quality of living in residential neighborhoods, to regulate structures and uses which may affect the character or desirability of residential areas, to encourage a variety of dwelling types and locations and a range of population densities consistent with the City's Comprehensive Plan, and to ensure adequate light, air, privacy and open space. The residential districts and their purposes are as follows:

(A) *RD Rural Development Transitional District.* This district will apply to undeveloped or agricultural areas on the edge of the City, including any areas newly annexed. These areas will eventually be rezoned to other districts as development occurs. In the meantime, agricultural and existing residential uses should continue. Lot sizes should be adequate to provide for on-site wastewater treatment. Some limited agriculture-related businesses, such as wayside stands, and outdoor recreation are appropriate short-term uses for this district.

(B) *LDR Low Density Residential District.* This district provides an environment of predominantly single-family dwellings on moderately sized lots. Infill development is encouraged on lots that are consistent in size and dimensions with the predominant lot size and type on adjacent parcels. Two-family dwellings are permitted in limited numbers, consistent with the goals of promoting affordable housing and encouraging a variety of housing sizes and types in each neighborhood. Typical civic and institutional uses such as schools and parks may be appropriate in suitable locations.

(C) *MDR Medium Density Residential District.* The MDR district is established to provide for an environment of predominantly residential uses, with lot sizes and setbacks typical of the City's newer neighborhoods. A limited amount of diversity in housing type is encouraged, with two-family dwellings and townhouses permitted as conditional uses. Civic and institutional uses are appropriate in suitable locations. Manufactured home parks are allowed as a conditional use.

(D) *TN Traditional Neighborhood District.* The TN district is established to support the continuation of Lake City's traditional residential neighborhoods and to encourage infill development that is sensitive to the scale and character of these neighborhoods. Lot sizes and

setbacks are established to reflect neighborhood scale, density and character. A limited amount of diversity in housing type is encouraged, with two-family dwellings, townhouses and small multi-family buildings allowed as conditional uses. Civic and institutional uses are appropriate in suitable locations.

(E) *HDR High Density Residential District.* The HDR district is established to provide for an environment of moderate- to high-density attached and multi-family housing, designed to present an attractive appearance to neighboring streets and adjacent uses, to include sufficient private and semi-private outdoor space, and to be well integrated into their surroundings. Small office and service businesses of limited size and extent may be allowed as conditional uses. The HDR district is appropriate as a transition between commercial or industrial districts and surrounding neighborhoods, and in already developed higher-density areas.

**§ 155.132 PERMITTED AND CONDITIONAL USES.**

Table 9-1 lists all permitted and conditional uses allowed in the residential districts. “P” indicates a permitted use, “C” a conditional use. Uses not so indicated shall be considered prohibited. Cross-references listed in the table under “Standards” indicate the location within this Ordinance of specific development standards that apply to the listed use.

(A) *Combinations of uses.* Principal and accessory uses may be combined on a single parcel. A principal and secondary dwelling unit may be combined according to the standards of Section 155.137. Single-family attached or multi-family complexes designed for rental or condominium occupancy, typically include multiple units and buildings on a single parcel.

**Table 9-1: Permitted and Conditional Uses, Residential Districts**

	RD	LDR	MDR	TN	HDR	Standard
<b>Residential Uses</b>						
<b>Household Living</b>						
Single-family detached dwelling	P	P	P	P	P	155.134(B)(L)
Two-family dwelling	--	C	C	C	P	155.134(I)
Single-family attached dwelling	--	--	C	C	P	155.134(J)(N)
Multifamily dwelling ( <i>rental or condominium</i> )	--	--	C	C	P	155.134(K)(O)
Secondary Dwelling	C	C	C	C	C	155.134(C)
Live-work unit	--	--	--	--	C	155.134(P)
Manufactured home park			C			155.102(B)
<b>Group Living</b>						
Group Home	P	P	P	P	P	155.102(C)
Group Residential Facility	--	C	C	C	C	155.102(D)
Halfway House	--	--	C	C	C	155.102(D)
Congregate Housing	--	--	C	C	C	155.102(E)
Semi-Transparent Accommodations (boarding, rooming houses, etc.)	C	C	C	C	P	155.102(F)

	RD	LDR	MDR	TN	HDR	Standard
<b>Public and Civic Uses</b>						
Cemetery	P	C	--	--	--	155.103(A)
Community Services (libraries, senior centers)	--	C	C	C	C	155.103(C)
Day Care Center	--	C	C	C	C	155.103(D)
Public Safety Facilities	P	C	C	C	C	155.103(C)
Schools, Public and Private	--	C	C	C	C	155.103(E)
Religious Institutions	--	C	C	C	C	155.103(G)
<b>Services</b>						
Offices	--	--	--	--	C	155.134(Q)
Commercial Kennel	C	--	--	--	--	155.134(E)
Commercial Stable	C	--	--	--	--	155.134(E)
Funeral Home	--	--		C	C	155.134(M)
Personal Services	--	--	--	--	C	155.134(R)
Nursing and Personal Care					C	155.104(C)
<b>Sales of Merchandise</b>						
Neighborhood Convenience Store	--	--	--	--	C	155.134(S)
Wayside Stand	C	C	--	--	--	155.134(F)
Limited Commercial Establishment				C	C	155.134 (P)
<b>Outdoor Recreation</b>						
Campgrounds and Trailing	--	C	C	--	--	155.107(A)
Golf Course	P	C	---	---	---	155.107(B)
Outdoor Recreation Facility	C	C	C	C	C	155.107(E)
Parks and Open Areas	P	P	P	P	P	
<b>Agricultural and Related Uses</b>						
Agricultural Production	P	--	--	--	--	
Agricultural Services	C	--	--	--	--	155.134(G)
Agricultural Support	C	--	--	--	--	155.134(G)
Forestry Operations	P	--	--	--	--	
<b>Transportation and Communications</b>						
Air Transportation	C	--	--	--	--	
Communication Towers	P	P	P	P	P	155.110(B)
<b>Accessory Uses</b>						
Home Occupation	P	P/C	P/C	P/C	P/C	155.111(A)(B)
Bed and Breakfast	C	C	C	C	C	155.111(C)
Domestic Pets	P	P	P	P	P	
Family Day Care	P	P	P	P	P	155.111(E)
Group Family Day Care	C	C	C	C	C	155.102(D)(E)
Kennel, Private	C	--	--	--	--	155.134(E)
Stable, Private	C	--	--	--	--	155.134(E)
Temporary Sales	P	P	P	P	P	155.137(B)
Limited Specialty Dining	C	--	--	--	--	155.134(H)

	RD	LDR	MDR	TN	HDR	Standard
<b>Accessory Structures</b>						
Parking Facility	--	--	--	--	P	
Solar equipment	P	P	P	P	P	155.111(F)
Swimming pools, hot tubs, etc.	P	P	P	P	P	155.111(G)
Water-oriented accessory structures (docks, lifts, etc.)	P	P	P	P	P	
Other structure typically incidental and clearly subordinate to permitted use	P	P	P	P	P	

Note: Standards listed in table are listed by Article, Section and Subsection.

(Ord. No. 567, adopted 8/15/2016)

### § 155.133 LOT DIMENSIONS AND BUILDING BULK REQUIREMENTS

Lot area and setback requirements shall be as specified in Table 9-2, Lot Dimension and Setback Requirements.

**Table 9-2: Lot Dimension and Setback Requirements, Residential Districts**

	RD	LDR	MDR	TN	HDR
<b>Minimum Lot Area (sq. ft.)</b>					
Single Family Detached Dwelling	5 ac.	10,000	8,000	5,000	5,000
Two-Family Dwelling (per unit) <sup>a</sup>	--	5,000	5,000	4,500	3,000
Single-Family Attached (per unit) <sup>b</sup>	--	--	4,000	3,500	2,500
Multi-Family Dwelling (per unit)	--	--	3,500	3,000	1,200
Secondary Dwelling	See 155.102				
Live-Work Unit	3,000				
Congregate Housing	See 155.102				
Manufactured Home Park	See 155.102				
<b>Minimum Lot Width (feet)</b>					
Single Family Detached Dwelling	250	80	60	50	50
Two-Family Dwelling (per unit) <sup>a</sup>		40	35	30	20
Single-Family Attached (per unit) <sup>b</sup>	--	--	25	25	20
Multi-Family Dwelling (per building)	--	--	75	60	60
Live-Work Unit	--	--	--	--	25
<b>Maximum Height (feet)</b>					
	35	35	35	35	45
<b>Maximum Impervious Coverage</b>					
	10%	40%	50%	60%	75%
<b>Minimum Building Setbacks (feet)</b>					
Interior Lots					
Front Yard	30	25 <sup>c</sup>	25 <sup>c</sup>	20 <sup>c</sup>	20 <sup>c</sup>
Interior Side Yard <sup>d</sup>	25	10	8	8	10

	RD	LDR	MDR	TN	HDR
Rear Yard	50	20	20	20	20
Corner Lots					
Front Yard	30	25 <sup>c</sup>	25 <sup>c</sup>	20 <sup>c</sup>	20 <sup>c</sup>
Secondary Front Yard <sup>e</sup>	25	15	15	15	15
Rear/Sides	50	10	8	8	10

Notes to Table 9-2

- a. Two-family units may be side-by-side with a party wall between them (“twin”) or located on separate floors in a building on a single lot (“duplex”). The per-unit measurements in this table apply to “twin” units, whether on a single lot or separate lots. The standards for single-family detached dwelling shall apply to a “duplex” containing two vertically-separated units on a single lot.
- b. In the case of single-family attached dwellings that are not individually lotted, minimum lot size shall be applied to each unit as a measure of density; i.e. 1 unit per 2,500 square feet. This standard is also used for multifamily dwellings.
- c. In a block where the majority of the block face has been developed with the same or similar setbacks, the front setback for the remaining lots on that block face shall fall within the range established by the existing setbacks.
- d. Side yards setbacks shall apply to the ends of attached or two-family dwellings.
- e. A yard abutting the street not identified as the lot front per Article 2 of this Chapter, may be classified as a secondary front.

**§ 155.134 SITE DESIGN AND DEVELOPMENT STANDARDS.**

Development of land within the residential districts shall follow established standards for traffic circulation, landscape design, parking, signs and other considerations as specified in Articles 5, 6 and 7. The following standards apply to specific uses, and are organized by district.

(A) *Planned Unit Developments, Residential Districts.* A planned unit development may be submitted for consideration within any residential district, subject to the requirements and standards established in Article 15, Planned Unit Developments.

(B) *Single-Family Detached Dwellings, Residential Districts.* All single-family dwellings shall be at least twenty-four (24) feet in width, at least nine hundred sixty (960) square feet in area, and be placed on a permanent foundation.

(C) *Secondary Dwelling, Residential Districts.* The purpose of a secondary dwelling is to provide life-cycle housing opportunities for family members or small households of one or two people, while providing more efficient use of large single-family dwellings or large lots.

- (1) A secondary dwelling unit may be located within a principal structure used as a single-family detached dwelling, above a detached garage, or within a separate detached structure.
- (2) There shall be no more than one secondary dwelling unit on the zoning lot.
- (3) At least one dwelling unit on the zoning lot shall be owner-occupied.
- (4) The minimum lot area shall be two thousand five hundred (2,500) square feet greater than the minimum lot area required for a single-family dwelling in the zoning district.
- (5) If the secondary unit is included in the principal building, the appearance of the building shall remain that of a single-family dwelling. Any new or additional entrances must face the side or rear of the building.
- (6) Whether the secondary unit is an addition to an existing structure or a new detached structure, roof pitch, windows, eaves and other architectural features must be the same or visually compatible with those of the principal building. Exterior finish materials and trim must be the same or closely match in type, size and location the materials and trim of the original building.
- (7) A secondary unit within the principal structure shall not contain more than thirty (30) percent of the principal building's total floor area or eight hundred (800) square feet, whichever is less. A detached secondary unit shall not exceed one thousand (1,000) square feet in gross floor area.
- (8) Impervious limits for the lot within the zoning district in question shall not be exceeded.

(D) *Unserviced lots, RD District.* All lots developed without city sewer and public water service shall meet the following standards:

- (1) Lots, houses and other structures, driveways and any new streets shall be located in compliance with the comprehensive plan and any more detailed area plans for future roads, utilities and drainage.
- (2) The Planning Commission may require a sketch plan showing how the entire tract could be divided when city services become available. Lots and buildings shall be sited and streets shall be laid out to facilitate future subdivision.

(E) *Commercial Kennel, Commercial Stable, or Accessory Kennel or Stable, RD District.* The facility shall occupy a site at least five (5) acres in size. Outdoor exercise areas shall be located at least fifty (50) feet from adjacent properties; landscaping or other screening

may be required.

(F) *Wayside Stand, RD District.*

- (1) No more than one stand per farm shall be permitted.
- (2) Adequate off-street parking shall be provided.

(G) *Agricultural Services and Support, RD District.*

- (1) A facility established after the effective date of this ordinance shall have direct access to a collector or higher classification street.
- (2) An appropriate transition area between the use and adjacent property may be required, to include landscaping, screening and other site improvements consistent with the character of the neighborhood.
- (3) All processing of animal or dairy products shall take place within an enclosed building.

(H) *Limited Specialty Dining, RD District.*

- (1) The applicant shall submit a conditional use permit in accordance with Section 155.37 of this Chapter and clearly describe the operation being proposed in the application materials, which shall include plans and details on the following:
  - (a) Types of food and beverages to be served;
  - (b) Number of employees;
  - (c) Anticipated number of customers on a daily basis;
  - (d) Proposed days of operation (days of the week, months of the year);
  - (e) Proposed hours of operation;
  - (f) Parking plan;
  - (g) Map of site showing seating areas; and
  - (h) Number and type of restroom facilities.
- (2) In accordance with Section 155.37 (E) of this Chapter, reasonable conditions may be attached.

- (3) The parking standards set forth in Section 155.71 of this Chapter shall not apply, however all parking needs must be accommodated on the site. All other standards set forth by this Section shall apply.

(I) *Two-Family Dwelling, MDR and TN Districts.*

- (1) No parking shall be located in the front yard or between the front façade and the street except on a permitted driveway.
- (2) Access to the second dwelling unit shall be either through a common hallway with one front entrance, or by means of a separate entrance.
- (3) New housing types should be introduced in limited quantities to increase diversity and housing choice, not to replace whole blocks of existing housing. Therefore, no more than one-quarter of the lineal frontage of a developed block may be redeveloped as two-family units, and no further two-family or higher density development is permitted once this threshold is reached. Lineal frontage shall be measured around the entire perimeter of the block.
- (4) Two-family dwellings shall be designed to reflect the general scale and character of surrounding traditional buildings on surrounding blocks, as described in the “Historic Properties Survey Report” (2005), including front yard depth, building width height and roof pitch, primary materials, façade detailing and size and placement of window and door openings.

(J) *Single-Family Attached Dwelling (Townhouse), MDR and TN Districts.*

- (1) A maximum of six (6) units shall be permitted within a single building.
- (2) Townhouses shall be located on lots in such a way that each individual unit has a minimum of fifteen (15) feet of street frontage. No parking shall be located in the front yard or between the front façade and the street.
- (3) The primary entrance shall be located on the facade fronting a public street; an additional entrance may be provided on the rear or side facade.
- (4) New housing types should be introduced in limited quantities to increase diversity and housing choice, not to replace whole blocks of existing housing. Therefore, no more than one-quarter of the lineal frontage of a developed block (measured around the entire block perimeter) may be converted to townhouse units, and no further townhouse, two-family or higher-density development is permitted once this threshold is reached.
- (5) Townhouse units shall be designed to reflect the general scale and character of traditional buildings on surrounding blocks, as described in the “Historic

Properties Survey Report” (2005), including front yard depth, height and roof pitch, primary materials, facade detailing and size and placement of window and door openings.

- (6) Common open space for use by all residents or private open space adjacent to each unit shall be provided. Such open space shall comprise a minimum of five hundred (500) square feet per unit.

(K) *Multi-Family Building, MDR and TN Districts.*

- (1) A maximum of six (6) units shall be permitted within a single building.
- (2) The multi-family building shall be designed to reflect the general scale and character of traditional buildings on surrounding blocks, as described in the “Historic Properties Survey Report” (2005), including front yard depth, roof pitch, primary materials, facade detailing and size and placement of window and door openings.
- (3) No parking shall be located in the front yard or between the front facade and the street.
- (4) New housing types should be introduced in limited quantities to increase diversity and housing choice, not to replace whole blocks of existing housing. Therefore, no more than one-quarter of the lineal frontage of a block (measured around the entire block perimeter) may be developed as multi-family units, and no further multi-family, two-family or townhouse development is permitted on the block once this threshold is reached.
- (5) Common open space for use by all residents or private open space adjacent to each unit (as a courtyard or balcony) shall be provided. Such open space shall comprise a minimum of three hundred (300) square feet per unit.

(L) *Single-Family Detached Dwelling, TN District.*

- (1) No parking shall be located in the front yard or between the front facade and the street except on a permitted driveway.
- (2) The primary entrance shall be located on the facade fronting a public street.
- (3) Single-family homes shall be designed to reflect the general scale and character of traditional buildings on surrounding blocks, as described in “A City of Homes: Historic Properties Survey Report” (2005), including front yard depth, building width, height and roof pitch, primary materials, facade detailing and size and placement of window and door openings. Exact replication of attributes of existing buildings is not expected, but rather sensitivity to neighborhood context.

(M) *Funeral Home, TN and HDR Districts.* A facility developed after the effective date of this ordinance shall have access to an arterial or collector street of sufficient capacity to accommodate the traffic that the use will generate. A minimum of two access points shall be provided.

- (1) Additions or new construction shall be designed to reflect the general scale and character of the existing building and surrounding neighborhood, including front yard depth, roof pitch, primary materials, facade detailing and size and placement of window and door openings.

(N) *Single-Family Attached Dwelling, HDR District.*

- (1) A maximum of eight (8) units shall be permitted within a single building.
- (2) Townhouse dwellings shall be located on lots in such a way that each individual unit has a minimum of fifteen (15) feet of street frontage. No parking shall be located in the front yard or between the front facade and the street.
- (3) The primary entrance shall be located on the facade fronting a public street; an additional entrance may be provided on the rear or side facade.
- (4) Common open space for use by all residents or private open space adjacent to each unit shall be provided. Such open space shall comprise a minimum of three hundred (300) square feet per unit.

(O) *Multi-Family Building, HDR District.*

- (1) No parking shall be located in the front yard or between the front facade and the street.
- (2) Common open space for use by all residents or private open space adjacent to each unit (as a courtyard or balcony) shall be provided. Such open space shall comprise a minimum of one hundred-fifty (150) square feet per unit.

(P) *Limited Commercial Establishments, TN and HDR Districts.* The intent of this section is to regulate the use of existing residential structures for limited commercial activities, including limited food service establishments and retail sales, on parcels adjacent to the B-1 Central Business District.

- (1) A Limited Commercial Establishment shall comply with the development standards of the preceding Section 155.134, O Subsections (1) through (4).

- (2) A Limited Commercial Establishment may only be located on a parcel that is contiguous to the B-1 Central Business District.
- (3) Any renovations to a structure identified as historically significant according to the Lake City Historic Properties Survey Report shall comply with the standards of Section 153.06 of the City Code.
- (4) Off-Street parking spaces shall be reviewed as part of the Conditional Use Permit. Parking may be waived subject to the completion of a parking assessment for the property.
- (5) The commercial component of the building may include, and shall be limited to: offices, service establishments, limited retail sales, personal services, or small food service operations (without drive-in facilities).
- (6) A Limited Commercial Establishment may erect one (1) non-illuminated sign on the premises not to exceed six (6) square feet in area. A freestanding sign may be allowed provided it does not exceed four (4) feet in height.

(Q) *Live-Work Unit, HDR District.* The purpose of a live-work unit is to provide a transitional use type between a home occupation and a larger commercial enterprise, and to provide neighborhood-oriented commercial services, while maintaining a generally residential character in which the work space is subordinate to the residential use.

- (1) The work space component shall be located on the first floor or basement of the building.
- (2) The dwelling unit component shall maintain a separate entrance located on the front or side facade and accessible from the primary abutting public street.
- (3) The work space component of the unit shall not exceed thirty (30) percent of the total gross floor area of the unit.
- (4) A total of two off-street parking spaces shall be provided for a live-work unit, located to the rear of the unit, or underground/enclosed.
- (5) The size and nature of the work space shall be limited so that the building type may be governed by residential building codes. An increase in size or intensity beyond the specified limit on floor area would require the building to be classified as a mixed-use building.
- (6) The business component of the building may include offices, small service establishments, home crafts which are typically considered accessory to a

dwelling unit, or limited retailing (by appointment only) associated with fine arts, crafts, or personal services. It may not include a wholesale business, a manufacturing business, a commercial food service requiring a license, a limousine business or auto service or repair for any vehicles other than those registered to residents of the property.

- (7) The business of the live-work unit must be conducted by a person who resides on the same lot. The business shall not employ more than two (2) workers on-site at any one time who live outside of the live-work unit.

(R) *Offices or Personal Services, HDR District.* The establishment shall not exceed three thousand (3,000) square feet in size, and may be located within a multi-family building or a free-standing building.

- (1) Additions or new construction shall be designed to reflect the general scale and character of surrounding buildings, including front yard depth, roof pitch, primary materials, facade detailing and size and placement of window and door openings.
- (2) No parking shall be located in the front yard or between the front façade and the street.
- (3) No building shall be constructed and no residential building shall be wholly or partially converted to such a use within a distance of three hundred (300) feet from any other retail or service business within the HDR District. No more than one business shall be located within the same block within the HDR District.

(S) *Neighborhood Convenience Store, HDR District.*

- (1) The establishment shall not exceed three thousand (3,000) square feet in size, and may be located within a multi-family building or a free-standing building.
- (2) Additions or new construction shall be designed to reflect the general scale and character of traditional buildings on surrounding blocks, as described in the “Historic Properties Survey Report” (2005), including front yard depth, roof pitch, primary materials, facade detailing and size and placement of window and door openings.
- (3) No parking shall be located in the front yard or between the front façade and the street.
- (4) The use shall occupy a corner property. Any freestanding building developed on such a property shall have a minimum setback of ten (10) feet from each right-of-way line.

- (5) No building shall be constructed and no residential building shall be wholly or partially converted to such a use within a distance of three hundred (300) feet from any other retail or service business within the HDR District. No more than one business shall be located within the same block, within the HDR District.

### **§ 155.135 ACCESSORY USES AND STRUCTURES.**

Accessory uses are listed in Table 9-1, as permitted or conditional accessory uses. Accessory uses and structures in the residential districts shall comply with the following standards and all other applicable regulations of this ordinance:

(A) *Phasing.* No accessory use or structure shall be constructed or established on any lot prior to the time of construction of the principal use to which it is accessory.

(B) *Incidental to Principal Use.* The accessory use or structure shall be incidental to and customarily associated with the principal use or structure served.

(C) *Subordinate to Principal Use.* The accessory use or structure shall be subordinate in area, extent, and purpose to the principal use or structure served.

(D) *Function.* The accessory use or structure shall contribute to the comfort, convenience, or necessity of the occupants of the principal use or structure served.

(E) *Location.* The accessory use or structure shall be located on the same zoning lot as the principal use or structure.

### **§ 155.136 RESIDENTIAL ACCESSORY STRUCTURES.**

In all residential districts, the design and construction of any garage, carport, or storage building shall be similar to or compatible with the design and construction of the main building. The exterior building materials, roof style, and colors shall be similar to or compatible with the main building or shall be commonly associated with residential construction.

(A) *Attached structures.* An accessory structure shall be considered attached, and an integral part of, the principal structure when it is connected by an enclosed passageway. Such structures shall be subject to the following requirements:

- (1) The structure shall meet the required yard setbacks for a principal structure, as established for the zoning district in which it is located. See Subsection C below, for TN and MDR district standards.
- (2) Attached garages shall not exceed one thousand (1,000) square feet in area at the ground floor level except by conditional use permit.

- (3) The structure shall not exceed the height of the principal building to which it is attached.
- (4) Garage doors or openings shall not exceed fourteen (14) feet in height.

(B) *Detached structures.* Detached accessory structures shall be permitted in residential districts in accordance with the following requirements:

- (1) Detached accessory structures shall be located to the side or rear of the principal building, and are not permitted within the required front yard or within a side yard abutting a street.
- (2) Detached garages shall not exceed one thousand (1,000) square feet at ground floor level and shall not exceed a height of twenty-two (22) feet or the height of the principal structure, whichever is higher. The maximum size and height may be increased upon approval of a conditional use permit, provided that lot coverage requirements are satisfied.
- (3) Pole barns, as defined herein, exceeding one hundred twenty (120) square feet shall be permitted only by conditional use permit.
- (4) No more than thirty (30) percent of the required rear yard area may be covered by accessory structures.
- (5) Garage doors or openings shall not exceed fourteen (14) feet in height.
- (6) Minimum setback requirements for detached accessory structures in the TN, LDR, MDR, and HDR Zoning Districts shall observe a six (6) foot interior side-yards setback, and a six (6) foot rear-yard setback. Building setbacks must be observed for side-yards as regulated in Section 155.133.

(C) *Attached Garages, TN District.* Attached garages are encouraged to be side- or rear-loaded. If facing the primary street, garages shall be designed using one of the following techniques, unless specific physical conditions on the lot in question require a different approach:

- (1) The front of the garage is recessed at least four (4) feet behind the plane of the primary facade; or
- (2) The width of the attached garage shall not exceed the width of the principal building facade fronting the primary street.

#### **§ 155.137 ACCESSORY USES.**

(A) *Exterior Storage in Residential Districts.* All materials and equipment shall be stored within a building or be fully screened so as not be visible from adjoining properties, except for the following:

- (1) Laundry drying.
- (2) Construction and landscaping materials and equipment currently being used on the premises. Materials kept on the premises for a period exceeding six (6) months shall be screened or stored out of view of the primary street on which the house fronts.
- (3) Agricultural equipment and materials, if these are used or intended for use on the premises.
- (4) Off-street parking and storage of vehicles and accessory equipment, as regulated in Article 5, Section 155.67.
- (5) Storage of firewood shall be kept at least ten (10) feet from any habitable structure and screened from view from adjacent properties.
- (6) Outdoor parking.

(B) *Temporary Sales.* Temporary sales, also known as yard or garage sales, are permitted in all residential districts, limited to two (2) per calendar year per residence, not to exceed four (4) days in length, exclusive of regional sales events.