4.6.13 ~~Steel Buildings, Pole~~ Accessory Structures~~, and Other Dwellings:~~

A. ~~**Lots smaller than five acres:** The following uses, by their nature, are not necessarily typical on smaller lot developments and thus pose a potential for conflict with more traditional lot uses and development which may exist or which may develop in the immediate neighborhood. Typical arguments against such uses are devaluation of adjacent property values, cluttered or unsightly development and incompatibility of uses. The purpose of this section is to allow for public review of the following uses that may be proposed on parcels of less than five acres in size to minimize the potential conflicts of incompatible development, and to determine if they can or cannot be allowed.~~

The purpose of this section is to provide a higher development standard and to control the size and location of accessory buildings in the Shoreland zoning districts. Accessory structures meeting the below indicated performance standards may be administratively permitted.

A. The following table provides dimension and location requirements per range as demarcated below, for accessory structures to be located in a Shoreland zoning district.

Table 1: Accessory Structure Performance Standards

		1st Range	2nd Range	3rd Range	4th Range
Required OHWL Setbacks per zone (ft)	***S-GD***	75-149 ft	150-224 ft	225-499 ft	500+ ft
	S-RD	100-199 ft	200-299 ft	300-499 ft	500+ ft
	S-NE	200-399 ft	400-499 ft	500+ ft	
	S-RS	150-299 ft	300-500 ft	*	*
Maximum Footprint (sq ft)		1,000 sq ft	2,000 sq ft	3,000 sq ft	4,000 sq ft
Maximum Sidewall Height (ft)		12 ft	14 ft	14 ft	14 ft

**Outside of the shoreland zoning district boundary (1,000 ft from OHWL in S-GD, S-RD, S-NE and 500 ft from OHWL in S-RS), structure size is limited by the applicable zoning district performance standards.*

B. Accessory structures associated with an agricultural farm operation are exempted from the limitations identified in section 4.6.13.A.

1. ~~Locating of accessory structures larger than 1100 square feet or with side wall height exceeding twelve (12) feet shall be by Conditional Use.~~
2. ~~Placement of residential structures less than 20 ft. wide over more than 25% of the residential structure area shall be by Conditional Use.~~

C. ~~Placement of any used accessory structure of greater than 200 square feet in area which is to be moved onto a lot shall be by Conditional Use.~~

D. In allowing the types of structures regulated by this section, the ~~Planning Commission~~

Administrator shall make the following findings: ~~shall determine that~~

1. ~~t~~The proposed structure will not look out-of-place in comparison with other structures of the same neighborhood (within 500 feet),
2. ~~will not tend to cause devaluation of adjacent properties.~~
3. The proposed structure will not create a use that is incompatible with existing uses of the neighborhood. ~~A temporary permit for a period of up to a three year duration may be allowed even if the findings do not meet those described above.~~
4. The proposed location of the structure does not impact or create a non-conformity with regard to an existing on-site septic system or its components.
5. The proposed location of the structure does not encroach on or into area(s) set aside or designated for the primary or backup (secondary) septic system locations.

4.6.14 Reserved for Future Use

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5.6 RESIDENTIAL DISTRICT REGULATIONS:

5.6.1 ~~Steel Buildings, Pole Buildings~~ Accessory Structures~~, and Other Dwellings:~~

A. ~~**Lots smaller than five acres:** The following uses, by their nature, are not necessarily typical on smaller lot developments and thus pose a potential for conflict with more traditional lot uses and development which may exist or which may develop in the immediate neighborhood. Typical arguments against such uses are devaluation of adjacent property values, cluttered or unsightly development and incompatibility of uses. The purpose of this section is to allow for public review of the following uses that may be proposed on parcels of less than five acres in size to minimize the potential conflicts of incompatible development, and to determine if they can or cannot be allowed.~~

The purpose of this section is to provide a higher development standard and to control the size and location of accessory buildings in the Residential zoning district. Accessory structures meeting the below indicated performance standards may be administratively permitted.

A. The following table provides dimension and location requirements for accessory structures to be located in the Residential zoning district.

Table 2: Accessory Structure Performance Standards

	Standard
Maximum Footprint (sq ft)	4,000 sq ft
Maximum Sidewall Height (ft)	14 ft

B. Accessory structures associated with an agricultural farm operation are exempted from the limitations identified in section 5.6.1.A.

1. ~~Locating of accessory structures larger than 1100 square feet or with side wall height exceeding twelve (12) feet shall be by Conditional Use.~~
2. ~~Placement of residential structures less than 20 ft. wide over more than 25% of the residential structure area shall be by Conditional Use.~~

C. ~~Placement of any used accessory structure of greater than 200 square feet in area which is to be moved onto a lot shall be by Conditional Use.~~

D. In allowing the types of structures regulated by this section, the ~~Planning Commission~~ Administrator shall make the following findings: ~~shall determine that~~

1. ~~t~~The proposed structure will not look out-of-place in comparison with other structures of the same neighborhood (within 500 feet),
2. ~~will not tend to cause devaluation of adjacent properties,~~
3. The proposed structure will not create a use that is incompatible with existing uses of the neighborhood. ~~A temporary permit for a period of up to a three year duration may be allowed even if the findings do not meet those described above.~~
4. The proposed location of the structure does not impact or create a non-conformity with regard to an existing on-site septic system or its components.

5. The proposed location of the structure does not encroach on or into area(s) set aside or designated for the primary or backup (secondary) septic system locations.

5.6.2 Height of Structures

5.6.3 Impervious Surface

No lot shall be covered by more impervious surface than is shown in the table in Section 10.24.2 of this Ordinance.

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