4.6.13 Accessory Structures: *(AS AMENDED 15 October 2024)*

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~~ The following types of Accessory Structures are exempt from section 4.6.13.A.:

1. ~~a~~Agricultural structures.~~farm operation are exempted from the limitations identified in section 4.6.13.A~~.
2. Appurtenant structures.

C. In allowing the types of structures regulated by this section, the Administrator shall make the following findings:

1. The proposed structure will not look out-of-place in comparison with other structures of the same neighborhood (within 500 feet),
2. The proposed structure will not create a use that is incompatible with existing uses of the neighborhood.
3. 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.
4. 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 RESIDENTIAL DISTRICT REGULATIONS:

5.6.1 Accessory Structures: *(AS AMENDED 15 October 2024)*

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~~ The following types of Accessory Structures are exempt from section 5.6.1.A.:

1. ~~a~~Agricultural structures.~~farm operation are exempted from the limitations identified in section 5.6.1.A~~.
2. Appurtenant structures.

C. In allowing the types of structures regulated by this section, the Administrator shall make the following findings:

1. The proposed structure will not look out-of-place in comparison with other structures of the same neighborhood (within 500 feet),
2. The proposed structure will not create a use that is incompatible with existing uses of the neighborhood.
3. 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.
4. 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.