

HIGHLAND CITY DEVELOPMENT CODE

ARTICLE 4.1

R-1-40 RESIDENTIAL ZONE

3-4109: Accessory Buildings (Amended: 9/5/00, 1/15/02, 9/17/02)

All accessory buildings within this zone shall conform to the following standards, setbacks and conditions:

- (1) An accessory building is any building or structure which is not attached to the main dwelling on the lot that is (a) greater than 120 square feet, or (b) that is attached to a permanent foundation as defined by the building code.
- (2) An accessory building shall be set back from the rear property line a minimum of 10'.
- (3) All accessory buildings shall be set back from the side property a minimum of 10'.
- (4) All accessory buildings shall be placed no closer than six(6) feet from the main building. Said six feet shall be measured to the closest part of the structures including any roof overhang.
- (5) Accessory buildings may not cover more than 5% of the total lot area of the lot.
- (6) Accessory buildings shall be constructed out of exterior materials compatible and consistent with the neighborhood.
- (7) No accessory building shall be erected to a height greater than 1 story, or 25 feet from natural grade, whichever is less, and shall not have more square footage than the main floor of the main dwelling unit.
- (8) Any accessory building used for a home occupation shall comply with the regulations governing a home occupation business.
- (9) All accessory buildings shall have a side yard setback no less than 30' from the side lot line which abuts a street.

3-4110: Large Animal Shelter is any structure for the purpose of sheltering large animals which may also be used for storing hay and farm equipment in addition to large animals. Any detached structure requiring a foundation shall be considered an accessory structure and shall be subject to Section 3-4109 / 3-4209. A large animal shelter is a minimum of 50% open on one side. Large animal shelters do not need a building permit, but are required to meet minimum setback requirements as follows: A large animal shelter shall be a minimum of 100' from an adjacent residential dwelling unit; 75' from the owner's residential structure; 10' from a side or rear property line; 30' from any street; and 10' from a trail easement. A large animal shelter shall not be constructed within an easement. A large animal shelter shall be one of the following architectural elevations or similar construction.

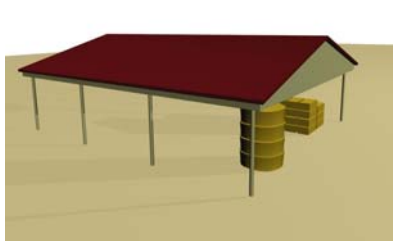


Figure 1 Pole Barn

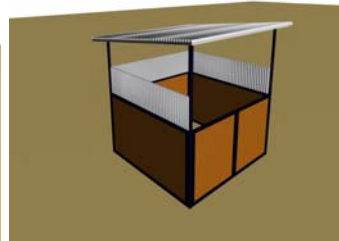


Figure 2 Shelter; Powder River Type



Figure 3 Shelter/ Tack Shed; Kirby Type