

§ 185.118 ACCESSORY ~~>>USES AND<<~~ STRUCTURES.

(A) No accessory structure shall be erected within:

- (1) Any public drainage and utility easement.
- (2) Any required front yard setback.
- (3) Any required side yard setback.

(4) ~~Within any required rear yard setback.~~ ~~t~~ ~~>>~~ ~~Ten (10 feet of any rear property line.~~ ~~<<~~

— (5) ~~>>~~ ~~No separate or freestanding accessory structure shall be constructed or placed~~ ~~<<~~ within five (5) feet of any building on the same lot. ~~>>~~ ~~Accessory structures erected on lots fronting on two (2) streets shall conform to the principal structure setbacks for the side corner yard setback.~~ ~~<<~~

(B) No accessory structure shall exceed twenty-five (25) feet in height or the height of the principal structure, whichever is least.

~~(C) No home occupation or business may be conducted in an accessory building. Residential use in any accessory building is strictly prohibited. No accessory building may be erected upon a property without the presence of a principal building, unless a principal building is not required in the applicable zoning district. In any residential zoning district, no accessory structure shall exceed the size of the principal structure's living area, except that sheds may not exceed 50% of the size of the principal structure's living area. In no case shall the cumulative size of all accessory structures exceed the principal structures living area.~~ ~~>>~~ ~~No accessory building may be erected upon a property without the presence of a principal building. In any residential zoning district, no accessory structure shall exceed the size of the principal structure's living area, except that sheds may not exceed 50% of the size of the principal structure's living area. In no case shall the cumulative size of all accessory structures exceed the principal structures living area. Accessory buildings shall not be used until after the principal structure has been fully constructed and a certificate of occupancy issued. Erection of tents as accessory structures is prohibited.~~ ~~<<~~ Properties zoned RR (Rural Residential District) of two (2) acres or more shall be permitted to have accessory structures that exceed the square footage of the principal structure's living area-

~~(D) No home occupation or business may be conducted in an accessory building.~~

— ~~(E) Residential use in any accessory building is strictly prohibited.~~

(F) Satellite dish antennae. For the purpose of this chapter, satellite dish antennae are considered an accessory structure, and a building permit shall be required when installing, moving or reconstructing a dish antenna. Satellite dish antennae shall meet the following requirements:

(1) The satellite dish shall be erected to the rear of the front wall of the principal building and shall also meet the setback requirements listed in this section. The setback of the dish antenna shall be measured from the outermost point of the dish on the side closest to the applicable setback or property line.

(2) Roof mounting. Satellite dish antennae may be roof-mounted provided that the twenty-five (25) foot height restriction in single-family residential districts and the maximum height limits in commercial, industrial, and multi-family districts are not exceeded. The height of the antenna/dish shall be that distance as measured vertically from the highest point of the dish/antenna, when positioned at its lowest angle for operation, to ground level.

(3) No more than one (1) dish antenna shall be located on any record parcel of land zoned for a single-family residential use. No more than two (2) dish antennae shall be permitted for multi-family or commercial uses.

(4) Dish antennae located in single family residential districts shall not have a dish which exceeds ten (10) feet in diameter.

>>(G) Metal structures. For the purpose of this chapter, metal accessory structures over three hundred (300) square feet or over twelve (12) feet in height are prohibited in residential zoning districts unless the structure is designed to simulate non-metal construction, is treated with a textured coating on all four sides or is painted to match the color scheme of the primary residence. Metal accessory structures meeting the design standards listed above may be built to the height of the principal structure or twenty-five (25) feet, whichever is less.<< ~~are allowed in the RR (Rural Residential District) and RE (Estate Residential District in accordance with the standards of this section.~~

Table A

Minimum Requirements

TYPE OF STRUCTURE	SETBACK REQUIREMENT	MAX HEIGHT
Carport or detached garage	<p>Carports shall not be permissible in the front yard.</p> <p>REAR: same as the rear yard setback of the principal structure. >>ten (10) feet off from any rear property line.<<</p> <p>SIDE: same as the side yard setback of the principal structure.</p> <p>CORNER LOTS: same as the side yard setback of the principal structure plus five feet (5').</p>	Height of the principal structure or twenty-five (25) feet, whichever is less
Animal enclosures or cages ₁	<p>REAR: fifteen feet (15')</p> <p>SIDE: ten feet (10')</p>	Six feet (6')
Metal structures ₂	<p>Metal structures shall not be erected within side or front yards.</p> <p>REAR: same as the rear yard setback of the principal structure. >>ten (10) feet of from any rear property line.<<</p>	<p>Twelve feet (12')</p> <p>>>OR</p> <p>Height of the principal structure or twenty-five (25) feet, whichever is less for structures meeting design standards.<<</p>

<p>Swimming pools, as defined by Chapter 515, Florida Statutes, and associated barriers</p>	<p>REAR: >>ten (10) feet of- from any rear property line.<< same as side setback of the principal structure plus three feet (3') to water's edge.</p> <p>SIDE: same as side setback of the principal structure plus three feet (3') to water's edge.</p>	<p>Height of the principal structure or twenty-five (25) feet, whichever is less</p>
<p>Satellite dish (ground-mounted)</p>	<p>Radius of the dish plus five feet (5') for side and rear yard setback.</p>	<p>Satellite dish (ground-mounted)</p>
<p>Screen room (non-habitable space only)</p>	<p>REAR: >>ten (10) feet of- from any rear property line.<< setback same as rear setback of the principal structure</p> <p>SIDE: setback same as rear >>side<< setback of the principal structure</p>	<p>Height of the principal structure or twenty-five (25) feet, whichever is less</p>
<p>Sheds, gazebos, and pergolas over 120 square feet</p>	<p>REAR: ten feet (10')</p> <p>SIDE: six feet (6')</p> <p>CORNER LOTS: ten feet (10')</p>	<p>Height of the principal structure or twenty-five (25) feet, whichever is less</p>

1Animal cages or enclosures shall be limited in size to fifteen feet (15') in length by ten feet (10') in width.

~~2Metal accessory structures over three hundred (300) square feet are prohibited in residential zoning districts, except within the Rural Residential zoning district.~~

('74 Code, § 25-214) (Ord. 89-08, passed 4-27-89; Am. Ord. 99-16, passed 6-3-99; Am. Ord. 2000-53, passed 10-19-00; Am. Ord. 2014-60, passed 12-18-14; Am. Ord. 2016-17, passed 4-21-16; Am. Ord. 2016-88, passed 12-15-16; Am. Ord. 2023-70, passed 8-17-23)