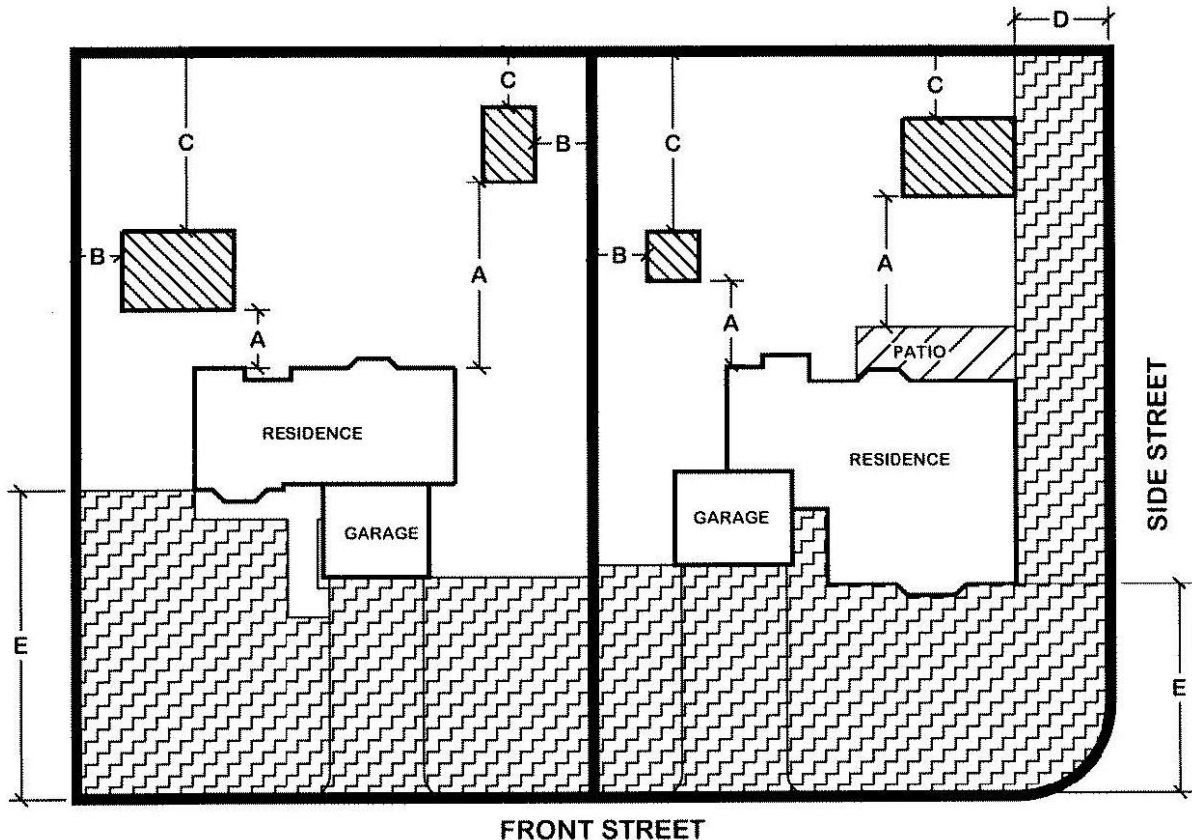
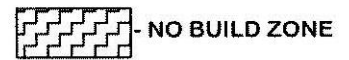


ACCESSORY STRUCTURES

FREESTANDING BUILDING, AWNING, PATIO STANDING MORE THAN 4 FEET IN HEIGHT.



A - Minimum 6 foot separation between principal residential structure (Including attached patio covers/decks) and any other detached structure



B - A minimum of 5 feet from interior side property line; maybe less under certain conditions*

C - A minimum of 5 feet from rear property line; maybe less under certain conditions*

*in accordance with the International Building Code, requires walls and eaves to have no penetrations or openings and have a minimum one hour fire rating.

- Accessory structures having a gross floor area of 120 sq. ft. or less are exempt from this code, except that no accessory structure is permitted in a required front or corner side yard (D), or project beyond the front building line (E)
- Design – Each accessory structure greater than 120 sq. ft. is required to be aesthetically compatible with the principal structure and the neighborhood character.
- Height – A maximum height of 24 feet if roof is pitched and 20 feet if the roof is flat. RMH District: shall be limited to a maximum height of 15 feet, except that the maximum height may be increased to 30 feet for recreational facilities.
- Except for accessory dwelling units, the total combined floor area of all detached accessory structures shall not exceed 10% of the lot or 50% of the floor area of the principal dwelling, whichever is greater.
- Garages or other accessory structures used for vehicle storage must have a minimum 20 foot long driveway.

All information on this page can be found in Henderson Municipal Code 19.5.7.C