

Section 6.10 Proposed Language

6.10 A non-conforming residential accessory structure less than ten (10) feet from a property line may be replaced or relocated provided that a conditional use approval is obtained from the Board of Zoning Appeals in accordance with Section 8.3 and 8.7 and the following additional criteria are met:

1. The structure is not extended or enlarged in any manner; and,
2. The structure, as rebuilt, complies with all applicable fire safety codes; and,
3. The new structure shall be placed on the lot such that the setback requirements are met to the greatest extent practical as determined by the Board using the criteria set forth in section 6.5(a)(2).

This is an example of what the BZA could decide is a reasonable setback for a new detached structure.

This structure could be moved even further into the district established building envelope or not moved at all from its original location.

