

## Section 7.06 Accessory Buildings and Structures

### 7.0601 Accessory Building Standards

- A. Any accessory building may be built in a required rear yard. However, an accessory building must be located at least forty (40') feet from the front lot line, ten (10') feet from an interior rear lot line, ten (10') feet from the nearest interior side lot line and fifteen (15') feet from the nearest side street lot line. On through lots, an accessory building must be located at least forty (40') feet from the designated rear lot line.
- B. Accessory buildings placed on buildable lots of record, or any accessory building under 100 square feet in area, must be located at least twenty-five (25') feet from the front lot line, five (5') feet from an interior rear lot line, five (5') feet from the nearest interior side lot line and ten (10') feet from the nearest side street lot line. On through lots, an accessory building must be located at least twenty-five (25') feet from the designated rear lot line
- C. The size of any accessory buildings shall not exceed seven and one half (7 ½ %) percent of the area of the lot on which the main building is situated.
- D. Accessory buildings or structures permitted in a required rear yard by this ordinance shall not be higher than the peak of the roof of the principal building in residentially zoned districts. However, in any case, an accessory building or structure in a residentially zoned district cannot exceed twenty (20') feet in height.
- E. No accessory building may be located in a required front yard. Fences, signs, lighting, paved driveways and other accessory structures may be located in required front yards, subject to meeting Parish site triangle requirements, when applicable.
- F. In all single-family residential districts, no accessory buildings or structures, greater than one hundred (100) square feet in combined gross area, shall be constructed prior to construction of the primary structure.
- G. The combined length of an accessory structure shall not exceed fifty (50) feet in all residential districts.
- H. The previous provisions notwithstanding, for property zoned A-4 and A-4A accessory buildings with a size of less than 5% of the area of the lot on which the main building is situated may be located five (5) feet from the nearest interior side lot line provided the building length does not exceed thirty (30) feet, the building height does not exceed nineteen (19) feet and the remaining requirements of this subsection are met.
- I. Agricultural buildings are permitted on lots with a minimum of 1 acre of land. There are no size limitations for an agricultural building, with the exception of the standard seven and one half (7 ½ %) percent maximum building coverage for non-residential structures.

#### 7.0602 Boat Houses and Boat Slips

The following regulations shall apply to accessory boat houses and boat slips in residential districts:

- A. A boat house may not be used as a dwelling, guest house, or servants quarters unless specifically permitted by other sections of this ordinance.
- B. The height of a boat house shall not exceed twenty (20) feet as measured from the required lot elevation.
- C. No boat house shall exceed twenty (20) feet in width no forty (40) feet in depth.
- D. Boat houses and boat slips, together with other accessory buildings, may occupy no more than fifty (50) percent of the required rear yard.
- E. Bulkheads, pilings, breakwaters and other similar structures shall not be located beyond the established shoreline and shall conform to all standards established by applicable regulatory agencies.
- F. Piers, docks and other similar structures shall be located by and shall conform to all standards established by applicable regulatory agencies.