

**DRAFT FOR REVIEW ONLY**

**3400 PERMITTED ACCESSORY STRUCTURES**

**3410 Accessory Structures**

1.	<b>Minor Accessory Structure</b> - Garden house, tool house, playhouse or other accessory structure customarily incident to a permitted principal use of the premises provided such structure(s) shall not exceed 200 square feet in total floor area, shall not be placed on a permanent foundation, and shall not be operated for profit or used as a residence. (also see Section 3620.5)	No Zoning Permit Required
2.	<b>Major Accessory Structure</b> - Garden house, tool house, playhouse, hoop house, or other accessory structure customarily incident to a permitted principal use of the premises when totaling more than 200 square feet in floor area or if on a permanent foundation provided such structure shall not be used as a residence.	Zoning Permit (Staff)
3.	<b>Solar Panels</b> - Solar panels when mounted flush to a roof surface. Solar panels are considered mounted flush when they are parallel to the roof surface, no part of the system rises more than 18" perpendicular to the roof surface, AND no part of the system rises above the roof ridge elevation.	No Zoning Permit Required
4.	<b>Solar Panels</b> - Solar panels when not mounted flush to a roof surface OR any part of the system rises above the roof ridge elevation.	Zoning Permit Required
5.	<b>Solar Panels</b> – Solar panels when not mounted to a roof surface	Special Permit (Commission)
5.	<b>Emergency Generator</b> – Emergency generator which, notwithstanding any other provisions of these Regulations, may be located not less than 40 feet from the property line provided it is not located within the front yard unless fully screened or enclosed.	Zoning Permit (Staff)
6.	<b>Propane Tank</b> – All above ground propane tanks which, notwithstanding any other provisions of these Regulations, may be located not less than 40 feet from the property line provided it is not located within the front yard unless fully screened or enclosed.	Zoning Permit (Staff)