

TOWN OF COLLIERVILLE CODE OF ORDINANCES FOR ACCESSORY STRUCTURES

TITLE 15, CHAPTER 151, ZONING REGULATIONS, SECTION 151.006 GENERAL PROVISIONS FOR ALL DISTRICTS

Accessory activity, use, building or structure.

Number of Accessory Structures

A **maximum of two (2) accessory structures** may be constructed on each lot. No accessory structure may be constructed except on a lot with a principal building.

Children's play structures, animal shelters, arbors, concrete slabs, swimming pool, below-grade structures (e.g. underground shelter), or any accessory structure with a height less than 18 inches shall not be counted towards the maximum number.

Location of Accessory Structures

Accessory structures must not be erected in any required front yard or between a principal building and a street, except for *reversed frontage* lots. On *reversed frontage* lots, accessory structures may be located between the principal structure and the non-accessible street upon which it fronts, provided a minimum setback of 20 feet is provided from the right of way of the non-accessible street and all other applicable provisions are met.

Accessory structures must not be erected within any required side yard, except for a corner lot, where accessory structures may be placed in a required side yard provided all other applicable provisions are met.

Accessory structures must have a setback from a property line that is equal to or greater than its height, but in no case shall an accessory structure be located closer than 5 feet from a property line or other building or structure.

No accessory structure shall be located within any platted or recorded easement.

Height of Accessory Structures

Accessory structures **must not exceed 14 feet or 1 story in height**, except for on those lots of record that are 1 acre in size or greater.

On lots 1 acre in size or greater, accessory structures must not exceed 25 feet or 2 stories in height.

No accessory structure shall exceed the height of the principal structure, except as provided otherwise in the Code of Ordinances.

Accessory Structures: Size & Lot Coverage

On residential lots, **the combined gross floor area of all accessory structures shall be no more than 30% of the total gross floor area of the principal building**, provided that all residential lots shall be allowed to have a (combined) total of 600 square feet of accessory structure floor area if all other applicable provisions of this Ordinance can be met.

On residential lots less than 1 acre in size, accessory structures greater than 800 square feet in gross floor area require the approval of a conditional use permit by the Board of Zoning Appeals.

On residential lots 1 acre in size or greater, accessory structures greater than 1,200 square feet in gross floor area require the approval of a conditional use permit by the Board of Zoning Appeals.

In commercial districts where maximum *floor area ratio* limits are applicable, the total gross floor area of all accessory structures shall be included as part of the total gross floor area of the lot.

In industrial districts, the total maximum are of all accessory structures shall not exceed 20% of the maximum lot coverage permitted within the zoning district.

Architectural Style & Materials of Accessory Structures for Single-Family Residential Lots

For single-family residential lots, accessory structures greater than 150 square feet in gross floor area must be constructed in a like manner to the principal building in terms of architectural style, roof style, and building materials. The intent of this requirement is not to require an accessory structure to exactly match the principal structure, but to ensure compatibility with the principal structure.

Metal and plastic are prohibited as primary siding materials for accessory structures greater than 150 square feet in gross floor area except where the material is the primary material on the principal structure.

Agricultural Accessory Structures

When an accessory structure houses livestock, it requires a minimum lot size of 2 acres and shall be located no closer than 30 feet from a property line at any point.

Exceptions to this Ordinance regarding the number, height, size, and design of accessory structures essential to general farming activities conducted on the property may be approved by the Director of the Development Department or his/her designee. No exceptions to the setback and location requirements of this Ordinance, in addition to 151.006 D (6)(a), may be granted by the Director of the Development Department.

Flagpoles in Residential Districts

In all residential districts, flagpoles shall be located a distance equal to or greater than their own height above grade from the nearest property line: but in no event shall a flagpole in a residential district exceed a height of 20 feet above grade. Flagpoles shall not be located within a recorded easement. There shall be a maximum of one flagpole per lot in all residential districts.

Sec. 2 SEVERABILITY. Should any provision or part of this Ordinance be rendered void or unenforceable by any court of law, statute or other authority, the rest and remainder of this Ordinance shall remain in full force and effect.

BUILDING HEIGHT

Building height as defined in Town of Collierville Code Ordinances is as follows:

The vertical distance from finished grade to the average distance between the eaves and ridge level for gable, hip, and gambrel roofs and the deck level on a mansard roof. See illustration to the right for explanation.

