

## **Amendment to Door Creek Zoning Text**

The Zoning Text for Door Creek is amended to allow accessory buildings to be erected on lots, subject to the following requirements.

### **Legal Description:**

### **Accessory Buildings:**

1. Only one accessory building is allowed on a lot.
2. Size. The accessory building shall not exceed 144 square feet in area.
3. Height. An accessory building shall not exceed the height of the principal building or fifteen (15) feet, whichever is lower.
4. Placement. Accessory buildings may be located in the following locations:
  - a. A minimum of three (3) feet setback from the principal building.
  - b. Within the building envelope.
  - c. In a rear yard setback, a minimum of three (3) feet from any property line.
  - d. In a side yard setback, if located behind the rear plane of the principal building, a minimum of three (3) feet from any property line.
  - e. In the side or rear yard setback of a corner lot, a minimum distance from the street side lot line equal to the setback required for a principal building.
  - f. In the rear yard setback of a reversed corner lot, no closer to the street side lot line than the front yard setback of the adjacent property, for the first twenty-five (25) feet from the common property line. Beyond this distance, the minimum setback shall be equal to the setback required for a principal building.
5. Approval for an accessory building. No accessory building shall be erected, placed or altered on any lot until the construction and site plans have been approved by the Architectural Control Committee. No building permit shall be issued by the City of Madison unless the building plans and site plan have been approved in writing by the Architectural Control Committee. This approval shall appear in writing along with the construction and site plan when plans are submitted to the City of Madison for review

