

10.00.07 Notice Requirements

- A. Before making a recommendation concerning a proposed rezoning or variance request, the Planning Commission shall hold a public hearing thereon.
- B. At least fifteen (15) but not more than forty-five (45) days prior to the date of the public hearing, the Planning Commission shall cause to be published in a newspaper of general circulation within the County notice of the hearing.
 - 1. Such notice shall be published once a week for two (2) consecutive weeks in such newspaper.
 - 2. The notice shall state:
 - a. The time, place and purpose of the hearing.
 - b. Location of the property.
 - c. Present zoning classification of the property.
 - d. Proposed zoning classification of the property.
- C. A sign containing the required public notice information shall be placed by the applicant in a conspicuous location on the property not less than fifteen (15) days prior to the date of the hearing but not more than forty-five (45) days before the hearing.
- D. All applicants requesting a zoning change or variance request shall provide a copy of the application for zoning change or variance request by certificate of mailing. Notice shall be provided for:
 - 1. All abutting property owners of record, at their last known address.
 - 2. Applicants requesting ~~a zoning change~~ a permit for a Dry Litter Poultry Operation shall also provide notice for all properties within one thousand (1,000) feet of the property for which the change in zoning is sought.
- E. The cost of the notices shall be borne by the applicant.
- F. On the date of the public hearing, all applicants requesting a zoning change or variance request shall present receipts for certificates of mailing to the Planning Commission.

5.02.00 - ACCESSORY USES AND STRUCTURES

5.02.01 Generally

- A. It is the intent of this section to regulate the installation, configuration, and use of accessory structures on property in residential zoning districts with the exception of provisions for property in non-residential zoning districts that are identified herein. Regulation is necessary in order to ensure that accessory structures are compatible with the surrounding neighborhood and are consistent with the character and intent of the zoning district in which the accessory structures are located.
- B. Permissible accessory uses and structures are identified in Table 2.03.04.
- C. Accessory structures shall be on the same lot and subordinate to the principal use or structure.
- D. Outdoor play structures in commercial districts, commonly associated with fast-food eating establishments, shall be located in a side or rear yard only and shall comply with the required yard setbacks of the district.
- E. Accessory use of open land shall comply with the following standards:
 1. The accessory use of open land shall include recreation, water access, and similar activities, whether or not such activities are provided for compensation.
 2. The accessory use of open land shall be prohibited except where a principal structure has been located on the parcel.
- F. Standards for specific accessory structures are set forth in Sections 5.02.02 through 5.02.07. All accessory structures shall comply with the standards set forth below:
 1. Unless otherwise provided, accessory structures shall be located only in a rear yard of the lot on which the principal building is located;
 2. Accessory structures shall not be located on or within any recorded or required easement;
 3. Accessory structures shall be included in all calculations for impervious surface ratio standards and for stormwater management standards;
 4. Accessory structures, other than fences located in compliance with the requirements of Section 5.02.03, shall not be located within any required buffer or landscaping area, parking lot, protected resource area, or stormwater management area;
 5. Accessory structures located in any residential zoning district shall not be used for any type of commercial operation, except as provided in Section 5.01.02;
 6. Accessory structures shall not be used as a dwelling unit, except as provided in Section 5.02.02 which sets forth standards for accessory dwellings; and
 7. Accessory structures shall comply with the following setbacks:
 - a. In all residential zoning districts accessory structures shall be a minimum of ten (10) feet from all property lines which do not abut a street right-of-way and shall observe the front yard setback requirements of the district along all property lines which do abut a street right-of-way, with the exception that a detached garage or carport may be allowed in a side yard and shall be required to comply with the principal building setback requirements of the district;
 - b. In all non-residential zoning districts, accessory structures shall meet the setback requirements for a principal building.
 8. Pre-engineered or pre-assembled metal accessory structures shall be: ~~no larger than five hundred (500) square feet in area, no larger than six hundred (600) square feet in area on less than two (2) acres; no larger than two thousand (2,000) square feet in area on two (2) to five (5) acres; and, on more than five (5) acres, the metal accessory structure may have an additional one thousand (1,000) square feet in area per additional five (5) acres.~~