

VI. D) Accessory Structures in B1 Zoning Districts

This issue has also been discussed before with both the Planning Commission and Council. It seems to have been an oversight in the zoning ordinance.

Accessory structures are prevalent in the B1 Business district, and have been for decades. However, a review of our ordinance does not allow such accessory structures as either a by-right use, or a special use.

The use of storage buildings by local businesses seems to be an obvious need, and in the case of some of the downtown areas where building lots are very narrow, such a structure can be a necessity

Since there are no listed setbacks in the B1, a primary or accessory structure can be built right up to the property line. In all cases, Town staff recommend that owners locate such structures at least one (1) foot off of the surveyed property lines in order to avoid disputes with neighbors.

Staff recommend the adoption of this amendment.