

SECTION 18

ADDITIONS, OUTBUILDINGS AND STORAGE CONTAINERS

YARD REQUIREMENTS:

DEFINITION: Refer to section 2 of the Elsinore Town Land Use Ordinance.

FRONT YARD. NO OUTBUILDING, ADDITION OR STORAGE CONTAINER SHALL EXTEND BEYOND THE FRONT OF MAIN STRUCTURE OR CLOSER THAN MAIN BUILDING IS TO THE PROPERTY LINE.

BACK YARD. ALL PRIVATE GARAGES, OUTBUILDINGS AND STORAGE CONTAINERS LOCATED TO THE REAR AND AT LEAST 10 FEET AWAY FROM THE MAIN DWELLING SHALL COMPLY WITH THE UNIFORM BUILDING CODE REQUIREMENTS, AND REQUIRE A 3' CLEARANCE, IF CONSTRUCTED OF COMBUSTIBLE MATERIALS, OTHERWISE SUCH BUILDINGS MAY BE BUILT TO THE PROPERTY LINE, PROVIDED THAT (1) THE ROOF SHALL NOT PROJECT ACROSS THE PROPERTY LINE, (2) STORM WATER RUNOFF FROM THE BUILDING SHALL NOT RUN ONTO ADJACENT PROPERTY, AND (3) BUILDING WILL NOT BE BUILT OVER RIGHT-OF-WAY EASEMENTS FOR UTILITIES.

SIDE YARD. ALL OUTBUILDINGS MUST HAVE OVERHANG SO THAT IT WILL DRAIN ON OWNERS' PROPERTY AND NOT ON THE ADJACENT PROPERTY. A 10' AREA ON BOTH SIDES OF DWELLING MUST REMAIN CLEAR OF OUTBUILDINGS AND STORAGE CONTAINERS.

CORNER LOT YARD. ALL CORNER LOTS SHALL MAINTAIN 30' SETBACK ON ALL ADDRESS FRONTAGE STREETS. A 30' AREA ON THE SIDE FRONTAGE STREET IS REQUIRED TO REMAIN CLEAR OF OUTBUILDINGS AND STORAGE CONTAINERS BUT UPON REVIEW MAY BE ALTERED.

OUTBUILDINGS:

- A BUILDING PERMIT AND ZONING REVIEW IS REQUIRED FOR ANY NEW BUILDING OR TO STRUCTURALLY EXPAND OR IMPROVE EXISTING BUILDINGS, IN ACCORDANCE WITH ALL COUNTY AND TOWN BUILDING PERMIT REQUIREMENTS.
- A 10' WIDE AREA AROUND THE MAIN DWELLING MUST REMAIN EMPTY OF ALL OUTBUILDINGS OR STORAGE CONTAINERS. ANY ADDITIONS IN THIS 10' AREA WILL BE CONSIDERED PART OF THE MAIN DWELLING.
- NO MOBILE HOME, TRAVEL TRAILER, BOAT OR SIMILAR RECREATIONAL VEHICLE SHALL BE USED AS AN OUTBUILDING.
- NO UTILITY CONNECTIONS OR METERS, SEPARATE FROM THE PRIMARY BUILDING, SHALL BE ALLOWED FOR OUTBUILDINGS.
- NO OUTBUILDING SHALL BE RENTED, LEASED, OR SOLD SEPERATELY FROM THE RENTAL, LEASE OR SALE OF THE PRIMARY BUILDING.
- SEE SECTION 25 CONCERNING 'GUEST HOUSES'

STORAGE CONTAINERS:

- FOR ELSINORE TOWN TO IMPROVE AND MAINTAIN PROPERTY VALUES AND AESTHETICS OF THE TOWN IN ACCORDANCE WITH ITS MASTER PLAN AND LAND USE ORDINANCES, THE REGULATING, PLACEMENT AND APPEARANCE OF ANY AND ALL ENCLOSED STORAGE CONTAINERS, CARGO CONTAINERS, SHIPPING CRATES, BOXES, TRAILERS OR SIMILAR MOVEABLE PIECES OF EQUIPMENT, WILL BE ENFORCED.
- A BUILDING PERMIT, FEE, AND ZONING REVIEW IS REQUIRED FOR PLACEMENT OF A STORAGE CONTAINER.
- ENCLOSED STORAGE CONTAINERS LARGER THAN ONE HUNDRED TWENTY (120) SQUARE FEET OF FLOOR SPACE SHALL BE REGULATED AS ANY OTHER BUILDING OR STRUCTURE.
- STORAGE CONTAINERS FABRICATED FOR THE PURPOSE OF TRANSPORTING FREIGHT OR GOODS ON A TRUCK, RAILROAD OR SHIP SHALL BE ALLOWED TO BE SET UP AS A RESIDENTIAL STORAGE STRUCTURE OR OUTBUILDING.
- PURCHASERS, OWNERS OR USERS OF ENCLOSED STORAGE CONTAINERS SUBJECT TO REGULATION, SHALL OBTAIN A BUILDING PERMIT FOR EACH CONTAINER FROM ELSINORE TOWN PRIOR TO PLACING OR MOVING THE CONTAINER ONTO THEIR PROPERTY.

- PLACEMENT OF THE ENCLOSED CONTAINER SHALL MEET ALL SETBACK AND HOLD-DOWN REQUIREMENTS FOR THE ZONE IN WHICH IT WILL BE LOCATED.
- THE EXTERIOR OF THE ENCLOSED CONTAINER SHALL BE PAINTED OR ALTERED TO COVER ANY ADVERTISING, LETTERING OR NUMBERS.
- NO STACKING OF CONTAINERS SHALL BE ALLOWED.
- SHALL BE LOCATED AT GROUND LEVEL FOR SAFETY. IF LOCATED ON A PERMANENT FOUNDATION, MUST MEET ALL BUILDING CODE REQUIREMENTS.
- STRUCTURE SHALL NOT BE USED AS A DWELLING UNIT.
- EACH CONTAINER SHALL PROVIDE ADEQUATE VENTILATION FOR PERSONAL SAFETY.
- ANY VIOLATION OF THIS ORDINANCE SHALL BE PUNISHABLE AS SET FORTH IN THE BUILDING CODE.

THIS ORDINANCE APPLIES TO ALL RESIDENTIAL AND AGRICULTURAL AND COMMERCIAL /INDUSTRIAL ZONED AREAS WITHIN THE TOWN OF ELSINORE.