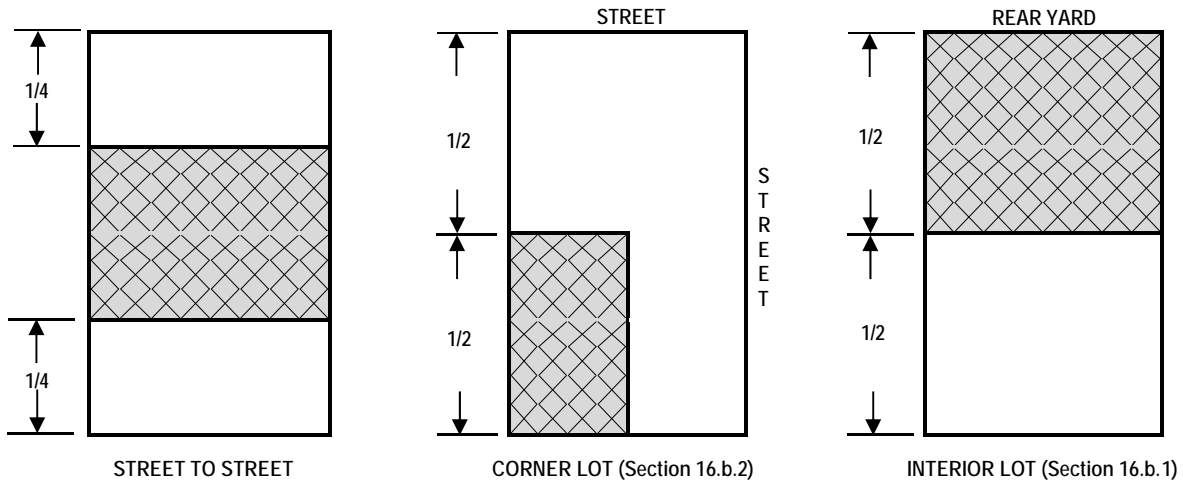




**ACCESSORY BUILDINGS OR STRUCTURES**

**LOCATION OF ACCESSORY BUILDINGS OR STRUCTURES ON LOT:**  
(Illustrations Not To Scale)

NOTE: ACCESSORY BUILDING OR STRUCTURE MUST CONFORM TO SETBACKS OF MAIN RESIDENCE & MAY NOT COME WITHIN 10' OF ANY OTHER STRUCTURE.



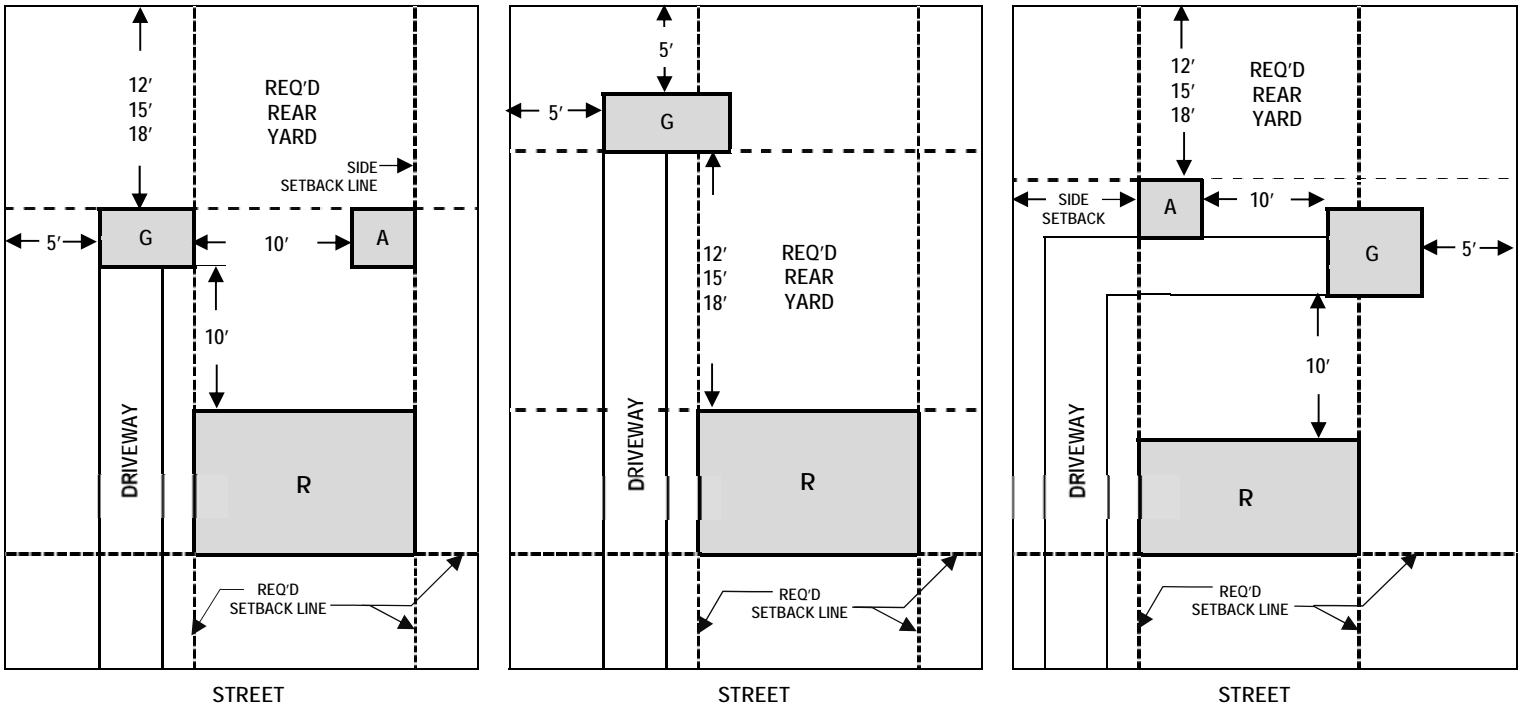
Minimum Rear Yard Required: One Story: 12'    Two Story: 15'    Two and 1/2 Story: 18'

**EXAMPLES OF DETACHED GARAGE & ACCESSORY BUILDING ON LOT:**  
(Illustrations Not To Scale)

Detached Garage (G),  
Accessory (A), & Main Structure (R):

Detached Garage (G) may come  
within 5' of Property Line:

Detached Garage (G),  
Accessory (A), & Main Residence (R):





**ACCESSORY BUILDINGS OR STRUCTURES**

**Excerpts from DECLARATION NO. 1 DECLARATION OF ESTABLISHMENT, ARTICLE IV – ZONING**

**DEFINITIONS Section 1.**

The protective restrictions in this article shall be known as “Building Zone Restrictions”; and for the purposes hereof the following explanations and definitions of words, terms, and phrases shall govern unless the context thereof clearly indicates a different meaning.

- (a) Words used in the present tense include the future: the singular includes the plural, and the plural includes the singular; the word “lot” includes the word “plot” and the word “building” includes the word “structure”.

**LOCATION OF ACCESSORY BUILDINGS Section 16.**

- (a) Accessory buildings shall include and permit the building of a one story private garage for each existing single family dwelling, and for each apartment of any multiple dwelling on the same lot for the sole use of the occupants thereof provided that the area, yard and court requirements thereof be not thereby diminished.
- (b) Except as otherwise provided in further restrictions applicable thereto filed of record with said County Recorder by Commonwealth Trust Company, accessory building in Residence Districts of Classes A, B, C1, C.2, C3, F, C and K shall conform to the following regulations as to their location upon the lot, provided, however, that where the slope of the lot is greater than one foot rise in six feet of run, a private garage may, with the approval of the Homes Association, be built nearer to the street.
  1. In the case of an interior lot fronting upon only one street, no accessory building shall be erected or altered so as to encroach upon that half of the lot depth nearest the street.
  2. In the case of an interior lot fronting upon two or more streets, no accessory building shall be erected or altered so as to encroach upon either fourth of the lot depth nearest such streets.
  3. In the case of a corner lot fronting upon two streets, no accessory building shall be erected or altered so as to encroach upon the area between such respective streets and lines drawn parallel to such streets respectively in a manner to divide the lot into two equal areas.
  4. In the case of a corner lot fronting upon three or more streets, no accessory building shall be erected or altered so as to encroach upon any fourth of the lot depth nearest such streets.
  5. No accessory building shall be located within ten feet of its rear or side lot line when such line forms part of the front half of the side line of an adjacent lot, or the front quarter of an adjacent lot whether the latter be an interior or corner lot.
  6. Notwithstanding any requirement in this section, the foregoing rules shall not prohibit an accessory building where permitted by this declaration seventy five (75) feet or more from the street bounding the block.
  7. The limitations imposed by this section upon the location of an accessory building shall be waived when the accessory building is incorporated as an integral part of, and enclosed by the same enclosing walls as the building to which it is accessory.

**PERCENTAGE OF LOT OCCUPIED Section 24.** No building or structure shall be erected, constructed, altered or maintained which shall occupy either alone or with other buildings, a greater percentage of the area of the lot than as follows:

- (a) In Residence Districts of Class A not more than thirty (30) per centum.

**REAR YARDS Section 25.**

- (a) Immediately behind every dwelling erected in any Use District there shall be a rear yard extending across the entire width of the lot. Such yard shall be at every point open and unobstructed from the ground to the sky and shall be of the depth described in Section 27 hereof. Every part of such yard shall be directly accessible from every other part thereof. The depth of said yard shall be measured at right angles from the the extreme rear part of the dwelling: (See also related guidelines on Setbacks).