

## ARTICLE VII

## GENERAL PROVISIONS

**SECTION 7.1 ACCESSORY USES OR STRUCTURES.** Accessory uses or structures shall be permitted only in rear yards except as otherwise provided in this Ordinance.

In a residential district, accessory structures customarily located within front or side yards including driveways, sidewalks, flagpoles, basketball goals and decorative landscaping including but not limited to stepping stones, fountains, bird baths, bird houses, light posts and bridges shall be permitted in front, side or rear yards.

No accessory structure except mailboxes, driveways, light post, and decorative landscaping shall be permitted within public right-of-way.

**Roofed Accessory Structures:** The construction of any roofed accessory structure larger than twenty (20) square feet requires the issuance of a building permit by the City. All permit applications shall indicate the proposed use of the structure and shall include a drawing that shows the exact location on the property with distance(s) from the adjacent property line(s).

- 1). All such accessory structures shall meet the following requirements:
  - a) Located no closer than five-feet (5') from any property line(s);
  - b) Located within the rear yard;
  - c) No higher than two (2) stories;
  - d) No more than two (2) roofed accessory structures may be constructed on any one (1) lot;
  - e) The combined sum of roofed accessory structures shall not exceed seven-hundred-fifty (750) square feet;
  - f) The façade shall be constructed of the following exterior-grade materials: wood; vinyl; brick; stone; stucco, and/or hardiplank siding;
  - g) Roofing materials shall be limited to asphalt shingles or manufactured pre-painted metal roof sheeting; and
  - h) Paints, stains, etc. applied on the exterior of the structure shall match the primary structure on the lot.
- 2). Roofed accessory structures located on property in excess of one (1) acre will not be restricted to size as long as the building meets building codes and other requirements of this ordinance.

**Portable Accessory Structures:** Portable accessory structures shall be defined as any structure or building designed to be moveable from one location to another and which are not designed to be permanently attached or anchored to the ground, except consumer fireworks retail sales stands licensed in accordance with O.C.G.A. title 25, which are exempt under this Article.

Portable accessory structures must meet the following requirements:

- 1). The business owner and/or property owner upon which the portable accessory structure(s) shall be located must acquire a Portable Accessory Structure Permit from the City of Snellville prior to locating any structure(s) on-site. Permits are

valid for one calendar year and are required for each year a structure(s) shall be located on-site. The City shall reserve the right to deny issuance or renewal of permits for those businesses/property owners not in compliance with said regulations. The Mayor and Council shall set fees for the Portable Accessory Structure Permit;

- 2). Structure(s) shall be located only within the designated side or rear yard of the associated business(es). The portable accessory structure(s) shall not be located in front of the primary associated business. A site plan designating the proposed location of the structure(s) shall be submitted with the Portable Accessory Structure Permit application. Said site plan shall be approved by the Fire Marshal prior to submittal;
- 3). The structure(s) shall not be visible from the public right-of-way and/or view or shall be screened of sufficient height with materials similar to the main building façade or with landscaping to shield the structure from public view, as determined by the Zoning Enforcement Officer. Any required screening shall be installed before the portable accessory structure(s) may be located on-site. A rendering(s) of the screening materials shall be submitted with the Portable Accessory Structure Permit application;
- 4). Revised parking ratio calculations that are in compliance with the City's current ordinances must be submitted with the Portable Accessory Structure Permit application for any structure(s) to be located in a designated parking area;
- 5). Should the applicant not be the property owner upon which the structure(s) will be located, the applicant shall furnish to the City of Snellville a letter from the property owner acknowledging understanding of all regulations concerning portable accessory structures and granting permission for the location;
- 6). Structure(s) shall be constructed of rigid walls;
- 7). Structure(s) shall not exceed twenty feet in height;
- 8). Structure(s) shall be allowed in non-residential zoning districts only;
- 9). Storage of materials in these structures shall be in association with the existing business(es) only and shall be an accessory use to the primary structure. Space may not be rented/leased for the use of these structures by off-site businesses;
- 10). Shall not be occupied (other than to add or remove materials from storage) and/or be used for retail sales;
- 11). Shall be stored at a single unit story height (no stacking); and
- 12). No portable accessory structure shall be furnished electrical power, gas, exterior lighting, telephone service, or any utilities, etc.

Modular Offices/Classrooms: Modular offices/classrooms shall be defined as any structure or building designed to be moveable from one location to another and which are not designed to be permanently attached or anchored to the ground, but intended for occupancy. Temporary buildings for use in connection with a construction project or subdivision development are exempt from the following requirements. Modular offices/classrooms shall meet the following requirements:

- 1). Shall be required a Conditional Use Permit;
- 2). Shall be permitted in Residential and Civic Institutional (CI) districts only;
- 3). Shall be located only within the designated side or rear yard of the associated site. The modular office/classroom shall not be located in front of the primary associated business/use. A site plan designating the proposed location of the

- structure(s) shall be submitted with the Conditional Use Permit application. Said site plan shall be approved by the Fire Marshal prior to submittal;
- 4). The structure(s) shall not be visible from the public right-of-way and/or view or shall be screened of sufficient height with materials similar to the main building façade or with landscaping to shield the structure(s) from public view, as determined by the Zoning Enforcement Officer. Any required screening shall be installed before the portable accessory structure(s) may be located on-site. A rendering(s) of the proposed screening shall be submitted with the Conditional Use Permit application;
  - 5). Revised parking ratio calculations that are in compliance with the City's current ordinances must be submitted with the Conditional Use Permit application for any structure to be located in a designated parking area;
  - 6). Should the applicant not be the property owner upon which the structure will be located, the applicant shall furnish to the City of Snellville a letter from the property owner acknowledging understanding of all regulations concerning modular offices/classrooms and granting permission for the location;
  - 7). Structure(s) shall be constructed of rigid walls;
  - 8). Structure(s) shall not exceed twenty-feet (20') in height;
  - 9). Space may not be rented/leased for the use of these structures by off-site businesses;
  - 10). Structure(s) shall not be used for retail sales; and
  - 11). Structure(s) shall be stored at a single unit story height (no stacking).

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