PLANNING COMMISSION NOTES:

Jun 9, 2008

PRESENT:

Dan Talbot/Chair	Harry Armbruster/Vice Chair
Madelyn Dixon	Charlotte Shifflett/Admin. Asst.

With only three members present the Planning Commission was unable to meet a quorum but held a discussion regarding definitions and possible set back revisions for accessory buildings.

Charlotte obtained copies of Broadway and Mt Jackson codes for comparison.

1) An accessory building should not be located in front of the main structure.
2) Town Code requires an accessory building to sit a minimum of 10 feet from the main structure <u>in the rear yard</u>. The County Fire Marshall noted that the set backs are not controlled by his office but are controlled by jurisdiction of the Town.
3) The building shall not exceed the main structure in height.
4) Should the accessory building be larger than the main structure?
5) Should a specified percentage of green space be required?
   Define:
   - Green space vs. open space
6) Theoretically, we should use language that states the word "open"
   Default:
   - Open space
7) Preferably, the same material used to build the main structure should be used for construction of the accessory building.
   - What color may become an issue?
8) Another question may be "Does the height of the building have any effect on the required footage it should sit from the main dwelling?"
9) Discussed briefly the definition of <u>guest house</u>.

Submitted By:
Charlotte Shifflett