

Memorandum

March 9, 2022

To: Poolesville Planning Commission
From: Wade Yost, Town Manager
RE: Sheds/Development Standards Amendments

Since the early 90's or even before, the Planning Commission and then staff, had a policy of approving a hybrid of the Zoning code chart below. For example, 2 sheds at 150 sq ft each can be permitted in the 1/3-acre zone, or 1 - 300 sq ft shed would be permitted. No other accessory structure would be allowed.

Similarly, a detached garage could be increased to include the allowable shed square footage; a 750 sq ft garage could be permissible in the 1/3-acre zone.

This would be a notation to the chart, maintains the spirit of the provision and maintains the maximum square footage currently permissible.

Development Standards	PR 1/3	PR 1/2	PR 3/4
Maximum number of accessory buildings, including detached garages	2	2	3
Maximum floor area, accessory building ⁷	150 sq.ft.	240 sq.ft.	400 sq.ft.
Maximum floor area, garage (one per lot, only)	600 sq.ft.	600 sq.ft.	600 sq.ft.

The proposed notation would read:

For sheds, the maximum floor area can combine the allowable square footage for two buildings into one. This will account for 2 accessory buildings.

For detached garages, maximum floor area can include one accessory building square footage. This will account for 2 accessory buildings.

Accessory Building Height needs to be defined with a notation:

Accessory Building height is measured from the ground to the roof peak.

Currently the only building height definition is for residential structures and is confusing and not applicable to accessory structures.