

6-400 ACCESSORY BUILDINGS, INCLUDING PRIVATE GARAGES AND/OR SERVANTS QUARTERS

6-401 All residential uses and buildings, except servant's quarters, garage apartments and guest houses, as herein defined, are principal uses and buildings. Accessory buildings are not allowed on a lot without the existence of a principal use building.

6-402 No accessory building (other than servant's quarters, guest houses and garage apartments located in districts where those buildings are permitted) shall be used for dwelling purposes.

6-403 In addition to those uses listed as accessory uses in the district regulations the following list, which is not all inclusive, are also considered uses for accessory buildings:

- Storage of personal or business related items.
- To engage in a business related activity if allowed in that particular district and/or approved by Board of Zoning Adjustment.
- Off street motor vehicle parking areas and loading facilities for the exclusive use of the owners, customers, clients and employees.
- In multi-family residential developments: club rooms, clothes washing and drying facilities, swimming pools, sauna baths and other indoor and outdoor recreation facilities common to such developments, when such uses exist for the use and benefit of residents and their guests, but not the general public.
- Use of shipping containers as accessory buildings is prohibited.

8-101 #6. Accessory buildings, including private garages and/or servants quarters, with the following conditions:

- Servant's quarters shall not be leased or rented to anyone other than a bona fide servant.
- Accessory buildings may be used for hobbies, provided such activities are accessory only, and are not obnoxious or offensive by reason of vibration, noise, odor, dust, smoke, fumes or manner of operation.
- Accessory buildings must be constructed with like or better materials than the primary structure, or be constructed of similar materials as the neighboring buildings.
- Accessory buildings with combined square feet totaling 500 square feet or less are not required to meet district masonry requirements.
- Accessory buildings with combined square feet totaling 501 square feet or more are required to meet district masonry requirements or be constructed with like or better materials than primary structure.

Additional regulations exist including but not limited to: Fire & Safety Code, Building Code, etc....

For definitions or further details and clarity refer to the Jacksboro Zoning Ordinance

UNDER PENALTY OF INTERNATIONAL MISREPRESENTATION AND/OR PERJURY, I DECLARE THAT I HAVE EXAMINED AND/OR MADE THESE STATEMENTS AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, I AGREE TO CONSTRUCT SAID IMPROVEMENT IN COMPLIANCE WITH ALL PROVISIONS OF THE ORDINANCES OF THE CITY OF JACKSBORO. I realize that the information that I have stated hereon forms a basis for the issuance of the Building Permit herein applied for and approved of any plans in connection therewith shall not be construed to permit any construction upon said premises or use thereof in violation of any provision of the Jacksboro City Code or any other ordinance or to excuse the owner or his successors from complying therewith.

Owner Signature

Date