

ORDINANCE 2024-01: ORDINANCE AMENDMENT #13 TO THE TOWN ZONING  
ORDINANCE RE: ACCESSORY BUILDINGS IN FRONT YARDS

WHEREAS, the Town of Springfield (the “Town”) has adopted a Town Zoning Ordinance, which has been in effect since January 1, 2018;

WHEREAS, the Town has determined that it is appropriate to modify the Ordinance to address questions which have arisen concerning accessory structures;

WHEREAS, the Town finds that the proposed amendments to the Ordinance are consistent with the Comprehensive Plan of the Town;

NOW, THEREFORE, the Town Board of Supervisors of the Town of Springfield does hereby Ordain as follows:

**Article One.**

Section 1.075 (5) of the Zoning Code is created to read:

(5) Structures allowed in front yards.

(a) As used in this section the term “front yard” means the area of a parcel which lies between a line extended to the side lot lines from the front corners of the foundation of the principal structure and the front yard setback line.

(b) In the Single-Family Residence district, accessory buildings may be allowed in the front yard if:

i. the residence is on a parcel which is at least two acres in area;

ii. the accessory building does not occupy more than 20 percent of the front yard;

iii. the accessory building does not unreasonably interfere with the view of neighboring residences.

iv. no portion of the structure is located on the portion of the property between the right of way of the adjacent road and the front yard setback line.

**Article Two.**

Section 1.0324 of the Town Zoning Ordinance is amended to read:

[Text Description which will not be included in the Ordinance]: ACCESSORY BUILDING(S) Max. #: 2. ~~Not to be located in front yard.~~ Max. Total Area: Footprint of the principal use or as allowed by a conditional use permit. Maximum height: 35 feet. Allowed in front yards only on parcels more than 2 acres in area, if it meets the requirements of sec. 1.075 (5)(b).

The attached graphic is to be incorporated in the Ordinance.

The amendment shall take effect upon its publication on the Town’s website.

Dated March 19, 2024.

TOWN BOARD OF THE TOWN OF SPRINGFIELD

