

**Issue:** What does compatible in appearance to the residence mean for accessory buildings over 250 square feet?

**Background:** On August 26, 2003, the Board of County Commissioners (BCC) adopted ordinance No. 2003-061 which, in part, set forth requirements regulating the location, size, building material and appearance of private garages and accessory structures within the Residential Single-family zone districts. Adoption of the amendments to Section 3-9-32(c) – Permitted Accessory uses and structures, was an effort to have the development of new accessory structures “fit in” with the neighborhood. Specifically Section 3-9-32(1)b requires that accessory buildings over 250 square feet must be *compatible* (emphasis added) in appearance to the residence. Since the adoption of the amendments a consistent application of the determination of compatibility has posed problems for staff, residents and industry.

**Determination:** On April 12, 2005 the BCC discussed the issue of “compatibility in appearance” of an accessory structure and principle residence. The Board determined that compatible meant that an accessory structure should be constructed of the same wall and roof materials and of similar color to the principle residence. For example, if the principle residence had stucco wall covering and a tile roof and was painted white the accessory structure should have a stucco wall covering, tile roof and be painted white (or as close to the color of the principle residence as possible).