

6.3 ACCESSORY BUILDINGS AND STRUCTURE REQUIREMENTS

A. Accessory Buildings and Structures must meet the following requirements:

1. Definition: Accessory buildings and structures is a subordinate structure or improvement that is located on the same lot on which the principal building is situated and is reasonably necessary and incidental to the conduct of the primary or principal use of such building and can reasonably be located at or greater than normal structure setbacks. A building is considered an accessory structure if the footprint exceeds twenty-five (25) square feet and/or six (6) feet in height. An attached or detached garage is considered an accessory structure. A retaining wall is considered an accessory facility.

This does not include playhouse(s), or structures that promote tourism, does not exceed 80 square feet, and cannot be used for storage. The dimensions to be measured will apply to the foundation size or footprint of the accessory structures. Additional square footage of second story “bonus rooms”, or lower level below grade “tuck under garages”, do not apply as additional square footage area unless they exceed the foundation size.

2. Permits: A building permit is required for any accessory buildings that will be permanently anchored or 120 square feet or larger. Any structures smaller than 120 square feet do not require a building permit, but do require a zoning permit.
3. Use: Accessory buildings may not be used as a space for the unregulated operation of any business venture including, but not limited to, the storage of materials or manufacturing of products. No detached garages or accessory structures shall be used for human habitation. Sanitary facilities may include a sink, one toilet or urinal, and one shower.
4. Time of Construction: No accessory buildings or structures shall be constructed on any lot prior to the time of construction of the principal building to which it is accessory.
5. Location: All permanently anchored accessory buildings must be placed on the side or rear yard. Accessory buildings placed in the front yard must meet the underlying zoning setbacks.
6. Setbacks: Accessory structures shall not be placed within any easements. No accessory building, which is not attached to a principle structure, shall be located within ten (10') feet of a principal structure or six (6') feet of another accessory building. All accessory structures must meet all required setbacks.

Table: 1

Rear yard	10 feet
Side yard	10 feet
Corner yard	10 feet

7. Driveways: When new garages or garage additions are constructed, existing or new residential driveways must be paved with impervious surface or pervious asphalt, pavers, concrete or similar material before the garage is completed. Residential driveways that are one hundred (100) feet or greater shall pave at least forty (40) feet from street entrance.
8. Maximum Structures: No more than three (3) accessory structures may be placed on a parcel on five (5) acres or less.
9. Temporary Structures: Use of temporary storage structures maybe allowed in residential districts and shall require a temporary structure permit. Temporary storage structures include but are not limited to the following: lean to structures and tubular metal framed structures with canvass or similar coverings. Temporary structures are allowed for up to eighteen (18) months. Said structure shall be removed if they become torn, discolored, or in any way damaged that modify their original appearance.
10. Design: Vertical paneled steel sided buildings are prohibited as accessory structures in all districts except for Agricultural districts and uses on lots greater than 5 acres. Transparent/translucent panels are prohibited on accessory structures in all districts except for Agricultural districts and uses on lots greater than 5 acres. Steel siding is permitted on accessory structures on lots smaller than 5 acres and in non-agriculture districts if it is beaded, shingled, log, shake, lapped, clapboard, or board and batten if it matches the primary residence. If the lot is sub-divided to less than 5 acres the accessory structures will need to be removed or brought into compliance. All accessory buildings shall resemble, in style, materials, color, roofline, and siding type, the principal building on the lot, except the following building types may vary from this standard:
 - a) Accessory structures located in the Agricultural District or on lots greater than five (5) acres.
 - b) Accessory structures under 120 square feet in size.
 - c) Horse stables and riding arenas
 - d) Greenhouses
 - e) Gazebos and decorative shelters
 - f) Historic buildings
 - g) Buildings constructed in the PUD or RC District which are subject to an overall site plan review.
11. Height and Garage Doors: Accessory buildings shall not exceed twenty-six (26) feet in height or exceed the height of the principal structure whichever is less. Garage door height may not exceed 9 feet if the accessory structure is located in the front or front half of the side yard for structures in all districts except for Agricultural districts and uses on lots greater than 5 acres.

B. Zoning District Regulations

1. Residential Districts

- a) Lots less than One (1) acre
 - 1) Accessory buildings must not exceed (1,000) square feet or one

hundred percent (100%) of the square footage of the foundation size of the principal structure, excluding the foundation of the attached garage, whichever is greater.

- 2) The sum of the accessory structures must not exceed one hundred and twenty five percent (125%) of the square footage of the foundation of the principal structure.
- b) Lots One (1) acre or more
- 1) Accessory garages attached to the principal structure must not exceed one thousand (1,000) square feet or one hundred percent (100%) of the square footage of the foundation of the principal structure, excluding the foundation of the attached garage, whichever is greater.
 - 2) The sum of the accessory structures must not exceed two (2%) percent per buildable acre or one hundred and twenty five percent (125%) of the square footage of the foundation of the principal structure, whichever is greater.

(Table 2 is an example of the calculations.)

Table: 2

Lot A	Lot B
1.5 acres	10 acres
Buildable lot – 43,560 s.f.	Buildable lot – 5acres (217,800 s.f.)
<u>Principal Structure – 1,000 s.f.</u>	<u>Principal Structure – 1,000 s.f.</u>
43,560 s.f. x 2% buildable = 871.20 s.f.	217,800 s.f. x 2% Buildable = 4,356 s.f.
125% of principal structure = 1,250 s.f.	125% of principal structure = 1,250 s.f.
Lot A may have a total sum of 1,250 s.f. of accessory structures	Lot B may have a total sum of 4,356 s.f. of accessory structures.

2. Commercial and Industrial Non-Residential Districts
 - a) All Non-Residential Districts, excluding Agriculture districts and uses, must proceed through a design review process.

(Amendment: 02/24/2015,8/23/2022)

