

Residential Accessory Buildings

Definitions:

For the purpose of determining the required setbacks, the following definitions shall apply:

Shed Structure: To be considered a shed structure, all of the following criteria must be met. If the structure does not meet all of the following, it shall be considered as an accessory structure for the purpose of determining setbacks. Shed structures are those that:

- 1) Measures one hundred forty (140) square feet or less.
- 2) Has a maximum wall height of 6 feet.
- 3) Has a total height of no more than 8 ½ feet.
- 4) Has no more than one door measuring no more than 5 feet in width.

Accessory Structure: A structure detached from a principal building on the same lot, or on a contiguous lot in the same ownership as the principal building and:

- 1) Is clearly incidental to, and customarily found to be associated with, such principal buildings or use;
- 2) Is operated and maintained for the benefit or convenience of the owners, occupants, employees, customers or visitors of the lot with the principal use.
- 3) Does not meet any one of the shed structure criteria.

Setback Requirements:

	Front	Corner	Interior Side	Rear	Separation Distance
Accessory Structures (except shed structures)	20'	15'	7.5	7.5	10'
Shed Structures	20'	15'	3'	3'	5'

Note: All setbacks are measured from the property line. Verify property lines prior to construction. Do not assume that existing fences and/or sidewalks are the property line.

General Conditions and Requirements

Accessory Use Conditions: Any use which complies with the following applicable zone conditions may be allowed as an accessory use to a principal use:

- 1) Meets the definitional requirements as stated above.
- 2) Does not include structures or structural features inconsistent with the permitted use.
- 3) Does not include residential occupancy.

Supplemental Requirements:

- 1) A garage that is attached to a single family residence is not limited in size but must comply to height and setback requirements in Section 2.3 as part of the principal structure.
- 2) Up to two (2) accessory structures limited to storage of personal property (including shed structures) may be permitted, provided the exterior horizontal dimensions do not exceed thirty (30) feet in either direction, the aggregate square footage of the two (2) accessory structures combined does not exceed one thousand two hundred (1,200) square feet, and the accessory structures comply to height and setback requirements in Section 2.3.
- 3) When the permitted use structure is a multi-family dwelling in an R-3 or R-4 zone, the accessory structure shall not exceed four hundred (400) square feet per dwelling unit.
- 4) Separate detached accessory structures shall be, at the minimum, ten (10) feet from structures containing a permitted use. Shed structures shall be, at the minimum, five (5) feet from the structures containing a permitted use.
- 5) Property owners who locate an accessory structure within an easement, and property owners who purchase property with an existing accessory structure located within an easement, are responsible for all costs associated with dismantling, relocating, and/or rebuilding said structure should the easement holder choose to exercise their easement rights.
- 6) Accessory structures are not permitted in the front yard of any lot.