



Accessory Buildings, Uses and Structures (Detached Garages, Sheds, etc.)

Zoning Ordinance Section 4.4 Accessory Buildings, Uses and Structures

A. General Provisions

1. Authorization. All Accessory Buildings, Uses and Structures shall conform to the applicable requirements of this Ordinance. The provisions set forth below establish additional requirements and restrictions for particular accessory buildings, uses and structures. Except as otherwise provided in this Chapter, no accessory building, use or structure shall be approved, established or constructed before the principal use or structure is approved, established or constructed. In addition, an accessory building, use or structure shall be under the same ownership or control as the principal building use or structure, and shall be, except as expressly authorized by the provisions of this Ordinance, located on the same lot as the principal building, use or structure.
2. Area Limitations for Accessory Buildings, Uses and Structures.
 - a. Accessory Buildings shall be counted toward the total permitted lot coverage, per the zoning district regulations. The gross floor area of all Accessory Buildings located on a single property shall not exceed ten (10) percent of the total lot area.
 - b. Accessory Buildings, Uses and Structures shall not comprise more than thirty-five (35) percent of the rear yard of a lot in a Residential District.
 - c. Accessory Buildings exceeding 800 square feet of gross floor area are considered a Special Use in the R-1, R-2, R-3, R-4, R-5 and R-6 Zoning Districts.
 - d. Accessory Buildings in the R-7 and R-8 Districts shall only exceed 800 square feet if they service multiple dwelling units.
 - e. Sheds shall not exceed 100 sq. ft.
3. Height Limitation. Except where specifically authorized elsewhere in this Ordinance, the height of accessory buildings shall conform to the following regulations:
 - a. In all Zoning Districts, except those districts specified in subparagraph (b) below, the height of Accessory Buildings or Structures shall not exceed the maximum permitted height of principal buildings in the Zoning District.
 - b. In Residential Districts and the B-R Mixed Business Residential District, the height of Accessory Buildings shall not exceed eighteen feet (18'), unless the following conditions are met, in which case, the maximum permitted height as specified below shall be applicable:
 - i. Twenty-five (25) feet, provided the existing roof pitch on the existing principal structure is greater than or equal to 12:12 and the roof pitch on the garage matches the roof pitch on the principal structure.
 - ii. Twenty-two (22) feet, provided the existing roof pitch on the existing principal structure is greater than or equal to 10:12 and less than 12:12 and the roof pitch on the garage matches the roof pitch on the principal structure.
 - iii. Twenty (20) feet, provided the existing roof pitch on the principal structure is greater than to equal to 8:12 and less than 10:12 and the roof pitch on the garage matches the roof pitch on the principal structure.
 - c. Dormers in the roofs of Accessory Buildings shall be exempt from height limitations provided the following criteria are met:
 - i. The ridge height of the dormer shall not exceed the ridge height of the roof from which the dormer

- projects
- ii. The width of the dormer shall not exceed eight (8) feet as measured from the exterior framing dimensions of the vertical edges of the dormer.
 - iii. The aggregate width of all dormers projecting from any roof face shall not exceed fifty percent (50%) of the width of the roof face.
 - iv. The aggregate width of all dormers projecting from any roof face shall not exceed twenty-four (24) feet as measured from the exterior framing dimensions of the vertical edges of the dormers.

Dormers in the roofs of Accessory Buildings not meeting the above criteria shall be subject to the height limitations of this Zoning Ordinance.

4. Setbacks for Accessory Buildings

- a. No Accessory Buildings, except as otherwise provided in Section 4.2 (Allowable Obstructions) or elsewhere in this Ordinance, shall be located in a required front yard, corner side yard, nor between the front of the principal building and front lot line.
- b. Accessory Buildings shall also be required to meet the required minimum interior side yard setback, except that Accessory Buildings located in the rear yard may be located no closer than three (3) feet to the interior side lot line and no closer than five (5) feet to the rear lot line. Accessory buildings located in the rear yard of a corner lot shall be required to meet the corner side yard requirement.

5. Proximity to Other Buildings. No Accessory Building shall be located within five (5) feet of the nearest wall of any principal building.

6. Occupancy Limitation. No Accessory Building shall contain living quarters except as may be herein provided.

7. Accessory Structure Limitation.

- a. Only one (1) garage, whether attached or detached, shall be permitted on any lot used for a Single Family Dwelling, provided, however, split garages attached to the primary structure are permitted, but only if all such split garages are accessed from the same driveway, and for the purpose of this Ordinance, such split garages accessed from the same driveway shall be considered one (1) garage. No additional driveways or curb cuts are permitted for the purpose of accommodating split garages attached to the primary structure.
- b. Only one (1) Accessory Structure of each type shall be permitted on any lot used for a Single Family Dwelling. (Example: one (1) shed, one (1) arbor, one (1) playground structure, etc...)

8. Refuse Containers.

- a. Location. In every zoning district other than single family residential districts, refuse containers shall be located only in the rear of the building. No refuse containers shall be located between a building and a corner side lot line.
- b. Screening. All refuse containers shall be fully enclosed by walls not less than the height of the containers, and provided with gates to contain trash. The materials used for the walls shall complement the architecture of the building, and shall be constructed of wood, brick or stone.
- c. Shared dumpsters with adjacent properties are encouraged

9. Free Little Library.

- a. Location. Front yard or corner side yard.
- b. Setback. None, provided no portion of the structure shall be located within or overhang any public right-of-way.
- c. Height. The height of the book enclosure and support structure(s) shall not exceed five (5) feet in height
- d. Size. Book enclosures shall not exceed two (2) feet in height, two (2) feet in width and two (2) feet in depth. Enclosures shall be sized and arranged such that no person or child is able to enter;
- e. Materials. Book enclosures shall be constructed of wood.