

ARTICLE VI. - ACCESSORY USES

Sec. 117-224. - General description.

An accessory building is a subordinate building or a portion of the principal building, the use of which is customarily incidental to that of the dominant use of the principal building or land. An accessory use is one which is customarily incidental, appropriate and subordinate to the principal use of land and buildings, and located upon the same lot therewith. Subject to limitations herein, accessory buildings and uses are permitted in all zones.

(Zoning Ord., § 14.28.01)

Sec. 117-225. - Location requirements and standards.

(a) *Accessory building.* An accessory building shall:

- (1) Not be located within a required street, front or street side setback;
- (2) Be subject to the side setback standards of the underlying zoning district; shall be set back at least seven and one-half feet from a rear lot line;
- (3) Not be located within any public easement or over any known utilities or septic system lines;
- (4) Not occupy more than ten percent of the lot area or more of the lot than is covered by the principal use, whichever results in less lot coverage; and
- (5) Not exceed the floor area of the principal use.

Unless otherwise provided herein, and provided site visibility is not obstructed, signs, fences and walls shall be allowed within setbacks.

(b) *Attached accessory buildings.* An accessory building attached to a main building shall be made structurally a part and have a common wall with the main building, and shall comply in all respects with the requirements applicable to the principal building. Provided detached, opensided carports may be located in the side yard, no closer to the front lot line than the front building line of the principal building, and provided required side setbacks are met. Unless attached to the principal structure, accessory buildings shall be located at least ten feet from any other structure.

(c) *Height limitations.* With regard to height limitations, accessory structures in residential districts shall not exceed 12 feet in height, measured from the eave; and in commercial and industrial districts, such structures shall not exceed 25 feet in height or the height of the principal structure on the lot.