

31.06 Accessory Structures

- A. No accessory building or structure shall be constructed on any lot prior to the time of construction of the principal building to which it is an accessory.
- B. In cases where an accessory building is attached to the principal structure, it shall be made structurally a part of the principal structure and shall comply in all respects with the requirements of this Ordinance applicable to the principal structure. An accessory building, unless attached to and made a part of the principal structure shall not be closer than five (5) feet to the principal structure.
- C. Accessory garages located in rear yards shall be setback a minimum of five (5) feet from the rear lot line, except that rear-loading garages shall be setback ten (10) feet from the rear lot line.
- D. No accessory building shall be constructed in the required front yard.
- E. Within the Residential Zoning Districts, no detached accessory building shall exceed 1,200 square feet. Lots of greater than 43,560 square feet (one acre) shall be exempt from this standard.
- F. No lot shall have more than two (2) detached accessory buildings. Lots of greater than 43,560 square feet (one acre) shall be exempt from this standard.
- G. The same or similar exterior building color shall be used on the accessory building and the principal building. Agricultural buildings shall not be allowed in the R-1, R-2, RM, C-1, C-2, C-3 or I-I Districts.
- H. Accessory buildings other than garages shall be limited to fourteen (14) feet in height to the top of the structure in the R-1 and R-2 districts.
- I. Detached garage side walls shall not exceed ten (10) feet and the height of the roof shall not be greater than that of the principal structure on the lot and they shall feature a roof pitch which is similar to that of the principal structure.