

ACCESSORY BUILDINGS DEFINITIONS – NONRESIDENTIAL

Accessory building: A subordinate building or structure, attached to or detached from the main building, without separate utilities or utility meters. Unless specified separately as Type A or B, the term “accessory building” shall apply to both.

Accessory building – Type A - Nonresidential: An accessory building with enclosed space to be used as a garage for automobiles or trucks or storage. Any accessory building of sufficient height and with a door wide enough to facilitate the storage of passenger vehicles or trucks shall be considered a Type A accessory building.

Accessory building – Type B - Nonresidential: An accessory building used strictly for storage, including, but not limited to, supplies or equipment to support the main use, tractors, tools, property maintenance equipment, or structures such as carports and workshops.

Accessory building – Type A or B - Attached: A building that is directly attached to the main building, with no common access between the two buildings.

Accessory building – Type A or B - Detached: A building on the same lot as the main building but which is not structurally attached to the main building.

Article XIV-J
Accessory Buildings – Nonresidential

Section 1. Regulations.

The following regulations shall apply to accessory buildings in any non-residential zoning district, or on property used for non-residential purposes.

- (1) Building permits are required for accessory buildings of one hundred twenty (120) square feet of floor area or larger or for any accessory building over thirteen feet (13') in height, regardless of the square footage of the building.
- (2) The height shall be measured from the lowest ground elevation within the area between the accessory building and the rear or side lot line, or when the lot line is more than five feet (5') from the accessory building, between the accessory building and a point five feet (5') from the accessory building to the top of the highest point of the accessory building. Air vents, turbines, chimneys, weather vanes, or other decorative devices shall not be considered in the height calculation for any accessory building.
- (3) Accessory buildings shall only be used by the ongoing business on the premises and shall not be used or rented by any other entity.
- (4) Accessory buildings may not be used as living quarters. Accessory buildings shall not have a kitchen.
- (5) Accessory buildings are not permitted on a vacant lot.
- (6) There may be a maximum of two (2) accessory buildings placed or erected on any lot, only one (1) of which may be a Type A accessory building. (i.e., Maximum: 1-Type A and 1-Type B, or 2-Type B).
- (7) The first floor area of the main building(s) plus the first floor area of the accessory building(s) shall not exceed the maximum allowable lot coverage as specified in each zoning district.
- (8) The sum of the square footage of permitted accessory buildings shall not exceed the square footage of the main structure or two thousand four hundred (2,400) square feet, whichever is less.
- (9) The height of accessory buildings shall not exceed the height of the main structure.

- (10) Containerized storage, cargo storage, and/or trailer storage shall be considered as accessory uses to the main use and are only permitted in “I” Industrial, “I-1” Light Industrial Districts, and “I-2” Heavy Industrial Districts.
- (11) Recycle or donation kiosks/structures/boxes are not accessory buildings. They are allowed as a use only in “C-1” Light Commercial, “C-2” Heavy Commercial, “I-1” Light Industrial, and “I-2” Heavy Industrial Districts.

Section 2. Area Regulations.

Minimum Yard Regulations

(1) **Front Yard.** Accessory buildings must be located behind the front face of the main structure. In no instance shall an accessory building be placed in front of the main structure or in the front yard. See Figures 1-5.

(2) **Side Yard.** Unless otherwise required by applicable City codes or ordinances, the following regulations shall apply:

(A) **Interior Lot**

(1) Type A accessory buildings shall observe the same minimum side yard requirement as the main structure must observe in the zoning district in which it is located, but in no case less than three feet (3’) as described in Section 2.2.A.(2). See Figures 1-3.

(2) Type B accessory buildings shall not be located closer than three feet (3’) to the side property line, provided that where the accessory building has a roof, eave, or awning, the accessory building shall be located such that the roof eave or awning is a minimum of three feet (3’) from the side property line. See Figures 1-3.

(B) **Corner Lot**

When adjacent to a side street, Type A and Type B accessory buildings shall observe the same minimum side yard requirement as the main structure must observe in the zoning district in which it is located, or in alignment with the main structure, whichever distance is greater. See Figure 4.

(C) **Corner lots having structures fronting on two (2) adjacent property lines.**

When adjacent to a side street, Type A and B accessory buildings shall observe the same minimum side yard requirement as the main structure must observe in the zoning district in which it is located, or in alignment with the main structure, whichever distance is greater. See Figure 5.

(D) Miscellaneous.

Type A accessory buildings which serve as garages with vehicle openings to a side street shall not be located less than twenty feet (20') from the side lot line.

(3) Required Rear Yard. Unless otherwise required by applicable City codes or ordinances, the following minimum rear yards shall apply:

(A) Type A accessory buildings shall observe the same minimum rear yard requirement as the main structure must observe in the zoning district in which it is located, but in no case less than three feet (3') as described in Section 2.4.A. See Figures 1-3.

(B) Type B accessory buildings may not occupy more than twenty-five per cent (25%) of the total area of the required rear yard. See Figures 1-3.

(4) Rear Yard. Unless otherwise required by applicable City codes or ordinances, the following minimum rear yards shall apply:

(A) Type B accessory buildings shall not be located closer than three feet (3') to the rear lot line, or where the building has a roof, eave, or awning, the building shall be located such that the roof eave or awning is a minimum of three feet (3') off the lot line. See Figures 1-3.

(B) Type A accessory buildings which serve as garages with vehicle openings to a street abutting the rear lot line or alley shall not be located less than twenty feet (20') from the rear lot line.

(5) Nonresidential Lots Abutting Residential Lots.

Accessory buildings shall not be constructed within twenty-five feet (25') of an abutting, residentially-zoned lot. Lots shall be considered as abutting, whether they are separated by an alley or not. Lots separated by a street shall not be considered as abutting.

Section 3. Special Requirements.

(1) Vehicle access to Type A accessory buildings must be on an improved surface from the street, alley or public way to the building in accordance with Chapter 12, Article XIV of the Code of Ordinances.

(2) Type A accessory buildings shall be built with 100% brick veneer or masonry exterior finish, and roofing material consistent with that of the main building. This requirement also applies to carports in terms of brick veneer for columns or supporting structures, and roofing materials consistent with that of the main

structure. A mansard roofing treatment with materials consistent with that of the main structure may be substituted in lieu of the entire roof deck such that the roof deck is screened from public view at ground level from public streets and right-of-way. If the main structure is not of 100% brick veneer or masonry exterior construction, the Type A accessory building shall be built to an architectural standard consistent with the main structure in terms of exterior wall coverings and roofing.

Additions or alterations to existing Type A accessory buildings shall be constructed to an architectural standard consistent with the existing accessory building in terms of exterior veneer and roofing.

- (3) Type B accessory buildings over 400 square feet shall be built with 100% brick veneer or masonry exterior finish, and roofing material consistent with that of the main building. This requirement also applies to carports in terms of exterior veneer for columns or supporting structures, and roofing materials consistent with that of the main structure. A mansard roofing treatment with materials consistent with that of the main may be substituted in lieu of the entire roof deck such that the roof deck is screened from public view at ground level from public streets and right-of-way. If the main structure is not of 100% brick veneer or masonry exterior construction, the Type B accessory building shall be built to an architectural standard consistent with the main structure in terms of exterior wall coverings and roofing. Greenhouses and gazebos are exempt from this requirement.

Additions or alterations to existing Type A accessory buildings shall be constructed to an architectural standard consistent with the existing accessory building in terms of siding and roofing.

Section 4. Screening Requirements.

All accessory buildings shall be screened from the view from the street right-of-way behind a solid screening fence, not less than six feet (6') in height or more than eight feet (8') in height, or by live screening/hedges, five feet (5') tall or taller, provided that a manned guard facility which is used for control of traffic onto or within the premises shall not be required to be screened under this section.

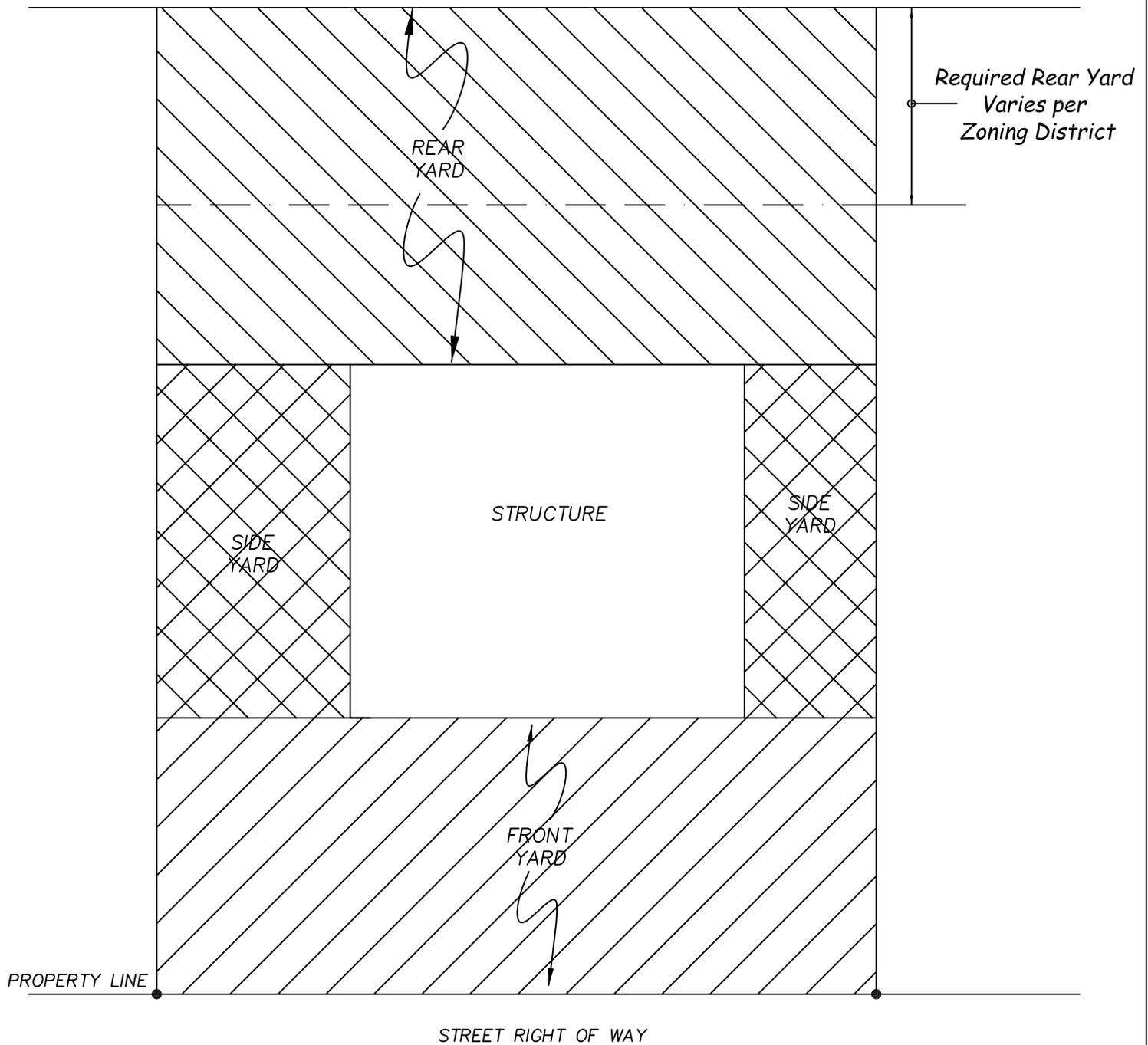


FIGURE # 1
 FRONT, SIDE, REAR YARD
 INTERIOR (TYPICAL) LOT

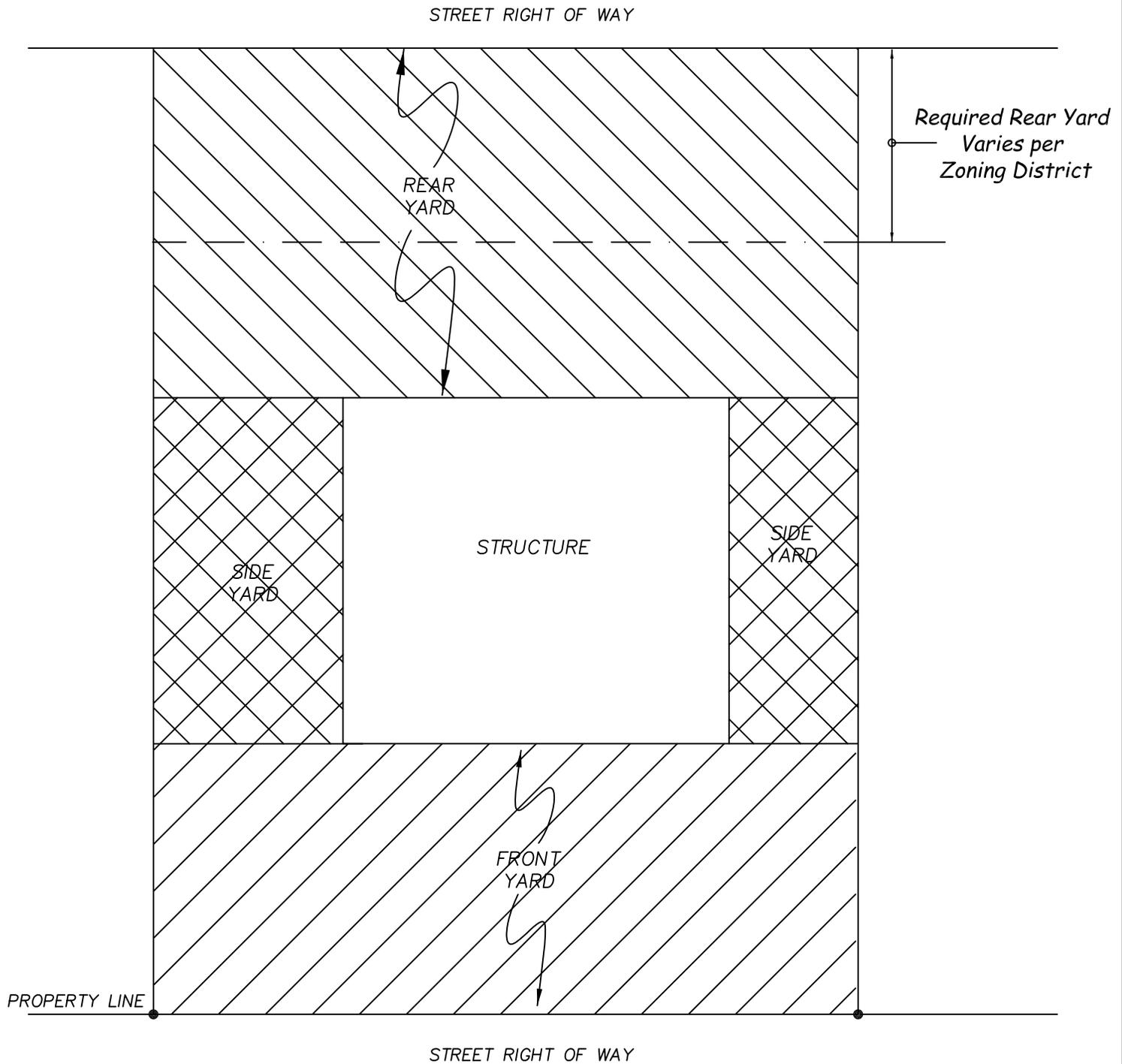


FIGURE # 2
 FRONT, SIDE YARDS
 LOT WITH DOUBLE FRONTAGE,
 RUNNING FROM ONE STREET TO ANOTHER

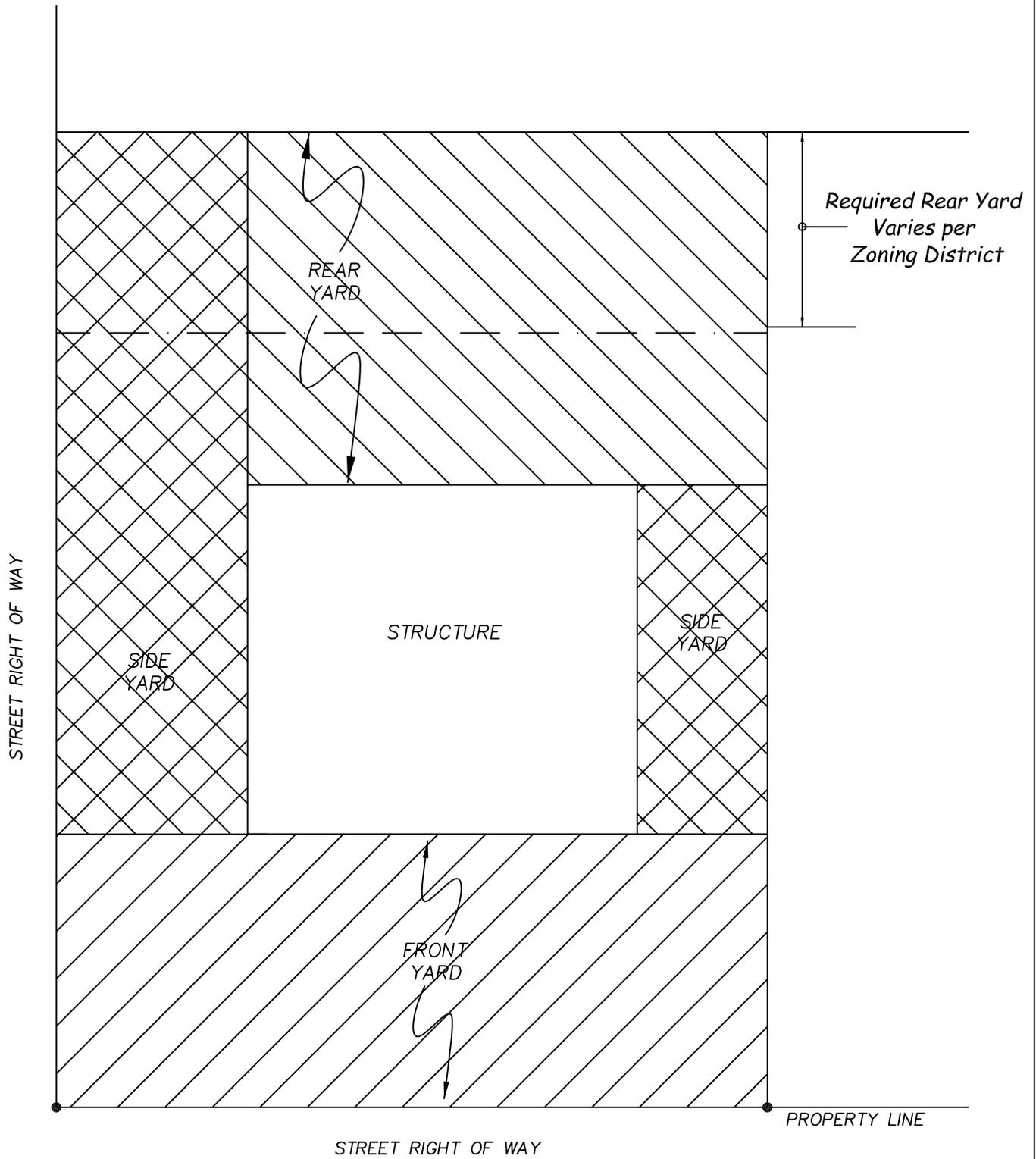


FIGURE # 3
 FRONT, SIDE, REAR YARDS
 CORNER LOT

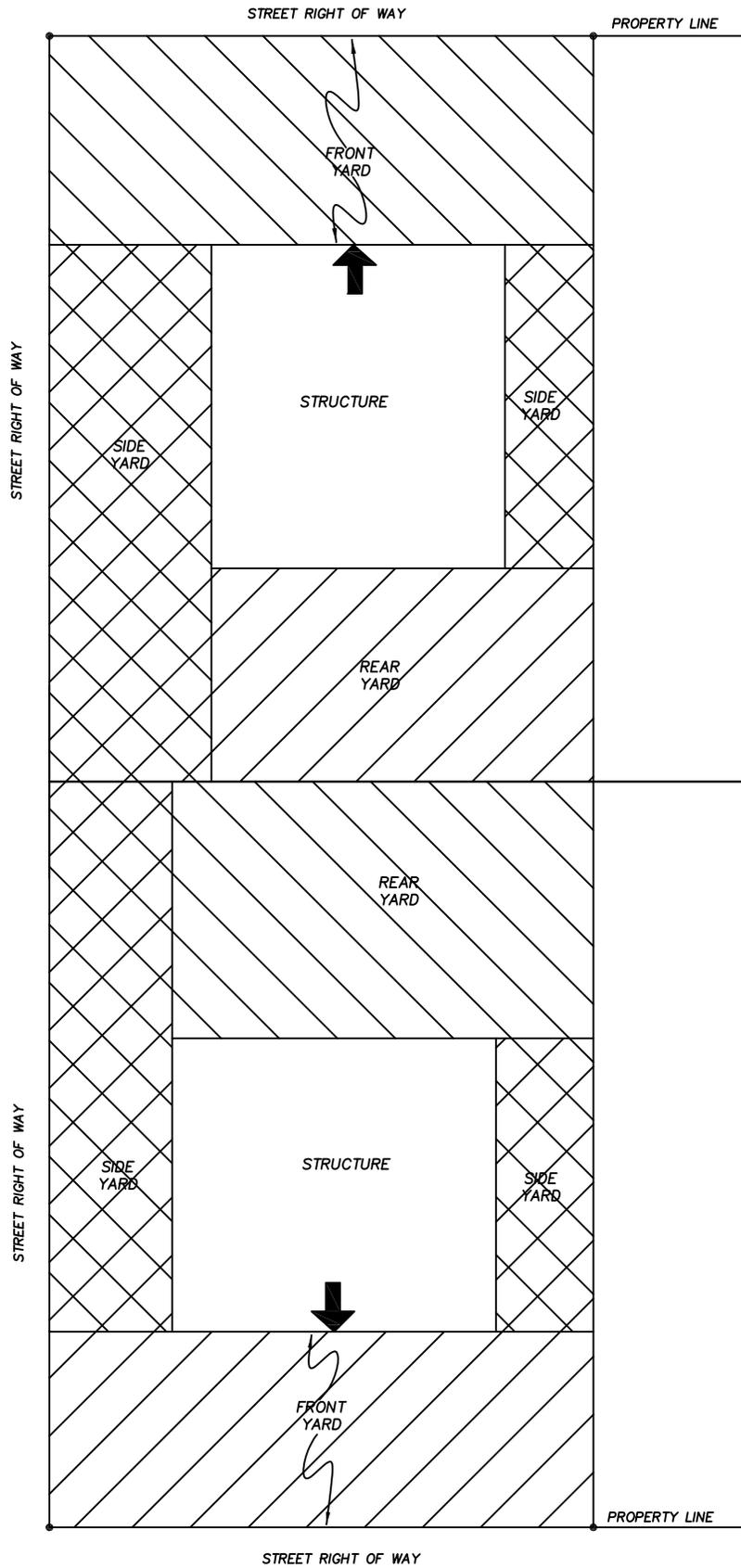


FIGURE # 4
 FRONT, SIDE, REAR YARDS
 CORNER LOT

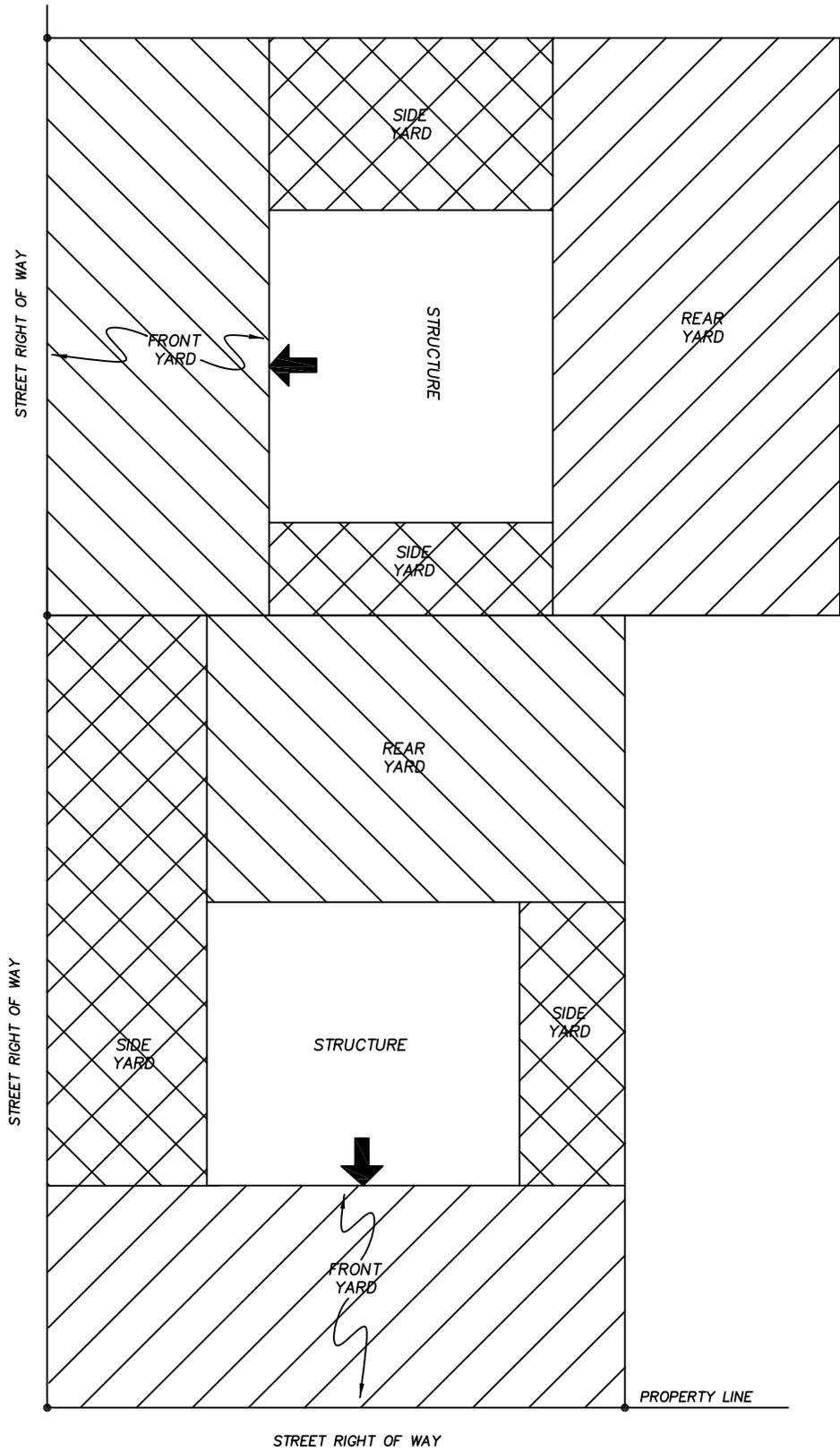


FIGURE # 5
 FRONT, SIDE, REAR YARDS
 CORNER LOT