



Section 4.06. Accessory Building Requirements

A. General Provisions

- 1. The dimensional regulations in Table 4.06.1 shall apply to all Accessory Buildings.
  - a. Exception: The dimensional regulations in Table 4.06.1 shall not apply to Accessory Buildings associated with agricultural purposes on residential lots.
- 2. Accessory Buildings are prohibited within easements.
- 3. No permit is required for accessory buildings less than one hundred twenty (120) square feet in floor area and less than thirteen (13) feet in height.

B. Requirements for Residential Accessory Buildings

- 1. Accessory Buildings may only be used as an Accessory Dwelling Unit as permitted by Section 3.03. Permitted Use Chart.
- 2. Accessory Buildings containing livestock (i.e., chickens, hogs, horses, etc.) shall be located at least fifteen (15) feet from any existing dwelling on a neighboring property.

C. Special Exceptions for Accessory Building Requirements

The Zoning Board of Adjustment may allow a special exception from the requirements of this section in accordance with Section 6.10. Special Exceptions, based on findings that the placement and size of the proposed Accessory Building is compatible with the surrounding neighborhood and would not be detrimental to the general health, safety, and welfare of the neighborhood.

Table 4.06.1. Accessory Building Requirements

Standard	Residential Lots (Lots zoned/used as residential)			Nonresidential Lots (Lots zoned/used as nonresidential)
	Lots up to 10,000 S.F.	Lots 10,000 S.F. up to 19,999 S.F.	Lots 20,000 S.F. and greater	
Maximum Floor Area of All Accessory Buildings Combined	400 sq. ft.	1,000 sq. ft.	25% of the lot area	30% of the lot area
Maximum Height of Accessory Buildings	16'	16'	Not to exceed the height of the Main Building	Not to exceed the height of the Main Building
Maximum Number of Accessory Buildings	2	3	4 (excluding agricultural barns)	3
Maximum Building Area Coverage	Main Buildings and Accessory Buildings shall not exceed the allowable coverage percentage of the zoning district in which they are located.			
Minimum Front Setback	Behind Façade of the Main Building			
Minimum Side Setback	5'	5'	5'	Same standards as the Main Building
Minimum Rear Setback	5'	5'	5'	Same standards as the Main Building