

SECTION 3.09.00 GENERAL REGULATIONS FOR ACCESSORY STRUCTURES

Accessory Structures, as defined in Article 13, "Definitions and Acronyms", are those that are incidental and secondary to a principal use that is permitted within a given zoning district. It is the purpose of this Section to regulate the construction, placement, and use of accessory structures, in order to ensure that they do not adversely affect nearby residents and/or surrounding properties. In addition to the standards provided below, accessory structures shall meet all requirements set forth in individual zoning districts and other applicable provisions of these Regulations. One or more accessory structures may be permitted on a development site, provided that the following requirements are met:

- (A) Accessory structures shall not be constructed prior to the principal structure.
- (B) Accessory structures shall not be located in a required landscape buffer; or within a public utility easement.
- (C) Accessory structures shall be included in all calculations of impervious surface and stormwater runoff.
- (D) All accessory structures shall be shown on a Preliminary Site Plan when such plan is required for the principal use.
- (E) In residential districts, accessory structures shall not be located forward of the front building line or, on a corner lot, forward of either front building line.
- (F) Except where otherwise provided, accessory structures shall be separated from each other and from the principal structure by no less than five feet in all residential zoning districts and 15 feet in all commercial, professional, and industrial zoning districts.
- (G) Manufactured homes, trailers, or vehicles of any kind shall be strictly prohibited as accessory buildings or structures on any lot, platted lot, parcel, tract, or development site.
- (H) Storage Containers (Container Box, Convex, Railcar Box, PODs, SAMs, or similar type unit) of any kind shall be strictly prohibited from being utilized as accessory buildings or structures on any lot, platted lot, parcel, tract, or development site.
- (I) Surface constructed uses, such as a pool deck, patio, or similar features, when not greater than 30 inches in height above the median grade covered by such proposed use, shall be permitted within the required side and rear yards, but not closer than five feet to the property line.

- (J) The total allowable square feet for an accessory structure vary for each zoning district. Refer to the table below:

TABLE 3.09.00(A)
ACCESSORY STRUCTURE SQUARE FEET

| Zoning District | Maximum Square Feet (sq.ft.) – Cumulative Total |
|--|---|
| CN | 600 sq. ft. |
| TN-1, TN-2 (Lot Width – 60 feet or less) | 600 sq.ft. |
| TN-1, TN-2 (Lot Width – More than 60 feet) | 1,200 sq.ft. or 50% of size of principle structure, whichever is less. With a minimum of 600 sq. ft. allowed regardless of square footage. |
| AG, RE-1, RE-2 | 1,200 sq.ft. or 50% of size of principle structure, whichever is less. |
| R-1, R-2, R-3, R-4, R-5 | 720 sq.ft. or 50% of size of principle structure, whichever is less. |
| MF | 300 sq.ft. (Privately owned lots) |
| MH-1 | 600 sq.ft. |
| MH-2 | 300 sq.ft. |