

4.09. Accessory Buildings and Uses

A. Residential Accessory Buildings and Uses

1. The following regulations apply to [Accessory Buildings](#) servicing lots zoned for residential uses.

Table 5: Residential Accessory Building Requirements				
Standard	Lots up to 7,500 SF	Lots 7,500 SF up to 21,999 SF	Lots 22,000 SF up to 5-acres	Lots 5-acres or greater
Maximum Square Footage of All Accessory Buildings (Combined Area)	10% of the property	10% of the property	10% of the property	15% of the property
Maximum Height of Accessory Buildings	15'	15'	Equal to or less than main building	40'***
Maximum Number of Accessory Buildings	2	2	3	4**
Maximum Allowed Building Area Coverage	Main and accessory buildings shall not exceed the allowable coverage percentage of the zoning district in which they are located.			
Minimum Front Setback	25'*	25'*	25'*	25'***
Minimum Side and Rear Setback	5'	5'	5'	5'
Minimum Setbacks for Corner Lots	10'*	15'*	15'*	15'***
Prohibited Locations	Accessory buildings in Easements are prohibited			
Barns and other Types of Livestock Housing	Accessory Buildings containing livestock (e.g. chickens, hogs, horses, etc.) shall be located at least 200 feet from any existing dwelling or water well.			
*No Accessory Building shall be placed so as to protrude in front of the main building. **On lots 5-acres or greater, a single accessory structure, may be placed on the property for the sole purpose of storing equipment, materials, or agricultural products necessary to the maintenance of the property. This building may have a maximum height of 40' ***No Accessory Building shall be placed so as to protrude in front of the main building, on lots 5-acres or greater, if no main building exists on the property, the accessory structure must be placed in the rear 50 percent of the property.				

2. Accessory Buildings and uses incidental to other permitted uses are permitted within residential zoning districts and include private garages, carports, tool house, lath or greenhouse as hobby (no business), home workshop, children's playhouse, private stables (no rental), barns, or coops (no rental), private swimming pool and garden shelter.

B. Accessory Buildings and Use Limitations

1. See table for maximum number of Accessory Buildings.
2. An Accessory Building necessary to store equipment for several dwelling units or provide a service function for several dwelling units shall not be occupied as a place of abode within the following zoning districts.
 - a. AE, Agricultural Estate District
 - b. CE, Country Estate District
 - c. SF-1, Single-Family Dwelling District
 - d. SF-2, Single-Family Dwelling District
 - e. SF-3, Single-Family Dwelling District
 - f. MH, Manufactured Housing District
3. Any Accessory Building that is not a part of the principal building shall be separated from the principal building by a minimum of 10 feet.
4. The exterior façade of all Accessory Buildings shall be constructed to meet the requirements of Section [6.04 Building Façade Material Standards](#).
5. In the nonresidential districts, an Accessory Building shall not exceed the height of the principal building and shall not exceed 50 percent of the floor area of the principal building, and shall be used for purposes accessory and incidental to the main use.

C. Accessory Dwelling Units and Use Limitations

1. The following regulations apply to [Accessory Dwelling Units](#) or as a use attached to the principal residence.
 - a. Accessory Dwelling Units shall not be leased or rented.
 - b. The living area of an Accessory Dwelling Unit shall not exceed 1,000 square feet or 30 percent of the area of the principal residence, whichever is less.
 - c. Only one Accessory Dwelling Unit shall be allowed on any individual tract of land.
 - d. A mobile home, travel trailer, or recreational vehicle shall not be used as a detached Accessory Dwelling Unit.
 - e. The total number of people, who live on the property, including the principal residence and the Accessory Dwelling Unit, shall not exceed that of a “Family” as defined in the Zoning Ordinance.

D. Architectural Elements for Residential Accessory Buildings

1. A detached Accessory Building having an area equal to or greater than 400 square feet shall meet the building material requirements of Section [6.04 Building Façade Material Standards](#). An Accessory Building located on lots greater than 5 acres shall not be subject to these requirements.
2. The color and material of the roof of the Accessory Building having an area equal to or greater than 400 square feet must closely resemble the color and materials of the roof of the main structure unless the Accessory Building is prefabricated or prefinished.
3. Utility, mechanical, and HVAC facilities shall be screened from public view.
4. Accessory Dwelling Units are required to meet the development, zoning, and building requirements including building, electrical, fire, mechanical, and plumbing requirements.

5. The principal residence and the Accessory Dwelling Units cannot exceed the maximum lot coverage or encroach in the setbacks for the property as regulated in the applicable zoning district.
6. Accessory Dwelling Units shall be consistent with the provisions of the applicable zoning district and the goals and policies of the Comprehensive Plan.
7. Accessory Dwelling Units must be designed to preserve or compliment the architectural design, style, and appearance of the principal residence.
8. Building setbacks for [Accessory Dwelling Units](#) shall comply with all required building setbacks for the applicable zoning district.
9. No [Accessory Dwelling Unit](#) may be sold or leased separately from the principal residence.
10. Required [Accessory Dwelling Unit](#) materials are to be submitted with residential construction:
 - a. A site plan, drawn to scale, showing the principal dwelling, accessory structures and the proposed [Accessory Dwelling Unit](#).
 - b. A floor plan, drawn to scale, of the principal dwelling and the proposed [Accessory Dwelling Unit](#).
 - c. Elevations of the principal dwelling and proposed [Accessory Dwelling Unit](#) showing the existing and proposed architectural design and exterior building color, material, and finish.