

SECTION 3.08**ACCESSORY BUILDINGS AND USES**

- A. Accessory buildings attached to dwellings or other main buildings, including enclosed porches and garages, shall be deemed a part of those buildings and must conform to all regulations of this ordinance applicable to main buildings.
- B. On corner lots, where the side lot line is a continuation of the front lot line of the lot to its rear, accessory buildings or uses shall be located no nearer than the front yard setback line of the corner lots.
- C. No part of an accessory building shall be used as a dwelling for residential purposes.
- D. Accessory buildings shall comply with the following requirements.
1. Locations: Accessory building shall be located as follows:
 - a. A minimum of ten (10) feet from any main building.
 - b. At the same front yard setback as required for the main building.
 - c. Buildings of two thousand four hundred (2400) square feet GFA or less shall be a minimum of eight (8) feet from any side or rear lot line.
 - d. Buildings over two thousand four hundred (2400) square feet GFA shall conform to the minimum required setback requirements for main buildings within the zoning district in which they are located.
 2. Area: The total floor area for all detached accessory buildings shall not exceed the GRA noted below.
 - a. Non-Platted Land

LOT SIZE	BUILDING GFA	MAXIMUM HEIGHT
Less than 1 acre	1200 sq. ft.	14 Ft.
1 acre to 5 acres	2400 sq. ft.	22 ft.
More than 5 acres	Unlimited (as qualified under F Section 3.08)	

b. Platted Land – Subdivisions, zone R-1A, R-2A and R-1B

LOT SIZE	BUILDING GFA	MAXIMUM HEIGHT
Less than 1 acre	800 sq. ft.	14 ft.
1 acre, but less than 2 acres	960 sq. ft.	18 ft.
2 acres, but less than 5 acres	1200 sq. ft.	22 ft.

3. Maximum floor areas and heights for buildings accessory to other uses:

- a. Buildings accessory to agricultural operations: No size or height limitation.
- b. Multiple Family Developments: Nine hundred sixty (960) square feet and eighteen (18) feet in height, excluding garages for the use of residents.
- c. Manufactured home parks: As required by Chapter 9.
- d. Other uses in Nonresidential Districts and Nonresidential uses in Residential Districts: Not to exceed twenty-five percent (25%) of the floor area of the main building(s) and no higher than the permitted maximum height for the zoning district in which it is located.

E. Side yard setbacks shall be measured to the nearest wall of the building.

F. Accessory buildings shall not occupy more than thirty percent (30%) of the yard area in which the building is located.

HISTORY: Am. 2018, Eff. June 12, 2018