

Excerpt from Article 9 of the Zoning Ordinance**25.09.02 – Accessory Structures**

*Requirements* – Accessory structures must be customarily associated with and clearly incidental and subordinate to a legally established principal structure. Such structures cannot be attached to the main building by any part of a common wall or common roof. Uses within accessory structures must comply with the applicable provisions of Section 25.09.01, above.

**25.09.03 – Accessory Buildings and Structures**a. *Residential Accessory Buildings and Structures*

1. Residential accessory buildings and structures are subject to the following development standards:

<b>Development Standards for Residential Accessory Buildings and Structures</b>						
<b>Zone</b>	<b>Minimum Setback Requirements</b>				<b>Maximum Rear Yard Building Coverage</b>	<b>Maximum Height at Minimum Setback Not to Exceed<sup>1</sup></b>
	<b>Front</b>	<b>Side</b>		<b>Rear</b>		
		<b>Side - Street Abutting</b>				
R-400	All accessory buildings must be located in the rear yard except as provided in Sec. 25.09.03.a.2(g)	30'	3'	3'	15%	12'
R-200		25'	3'	3'	25%	12'
R-150		30'	3'	3'	15%	12'
R-90		20'	3'	3'	25%	12'
R-75		20'	3'	3'	25%	12'
R-60		20'	3'	3'	25%	12'
R-60 (Qualifying Undersized Lot)		20'	3'	3'	25%	12'
R-40		20'	3'	3'	25%	12'

<sup>1</sup> The height of an accessory building or structure is measured from the finished grade at the front of the building to the highest point of the roof. Additional height may be allowed in conformance with Section 25.09.03.a.2(a), below.

2. Residential accessory buildings are limited to one story and are subject to the following additional provisions:

- (a) *Accessory Buildings and Structures Greater than 12' High* - Accessory buildings and structures that exceed 12 feet in height must be set back from all lot lines an additional three (3) feet for each additional foot (or any portion thereof) of building height up to the maximum allowable height of 15 feet.
  - (b) *Gross Floor Area* - The gross floor area of any detached accessory buildings must not exceed ten percent of the minimum lot area in the R-40 and R-60 Zones, nine percent of the minimum lot area in the R-75 Zone, and eight percent of the minimum lot area in the R-90 Zone. No single accessory building can have a gross floor area greater than 500 square feet.
  - (c) In no event can accessory structures collectively occupy more than 25 percent of the rear yard.
  - (d) *Historic Accessory Buildings* - Historic accessory buildings, located in a Historic District Zone are exempt from the calculation of rear yard coverage.
  - (e) *Accessory Buildings on Through Lots* - A through lot has no rear yard as defined in this Chapter. However, accessory buildings may be placed in the apparent rear yard, but must be set back from the street line at least the minimum front yard setback required in the zone. Within the area between the main building and the setback line, all of the requirements for accessory buildings, including setbacks, heights, and maximum lot coverage will apply.
  - (f) *Accessory Buildings on Corner Lots* – Accessory buildings must be placed in the rear yard of a corner lot. The rear yard of a corner lot must meet the minimum rear yard setback from the lot line to the main building as set forth in the applicable zone.
  - (g) *Small, Open Accessory Structures* - Small open structures, such as gazebos, may be permitted with a ten-foot (10') setback in a yard abutting a street.
- b. *Non-Residential Accessory Buildings and Structures* – Nonresidential accessory buildings and structures are reviewed as part of the site plan review and subject to all requirements of the relevant zone and all conditions of the site plan approval.