

ACCESSORY BUILDING REGULATIONS

12.27-6

Accessory buildings are permitted in each district as specified herein. An accessory building zoning permit shall be required. Accessory buildings are permitted only after their principal structure is present or under construction. The location requirements stipulated elsewhere in this Ordinance may be modified for accessory buildings as follows:

- (a) Agricultural buildings, used for agricultural purposes only, such as barns, silos, bins, sheds, and farm machinery sheds in the A-1, A-2, A-3 and A-4 agricultural districts shall not be considered accessory buildings. Such buildings are principal agricultural buildings and shall comply with the yard and height requirement of the agricultural districts. There shall be a building separation of at least 10 feet between buildings. Non-agricultural accessory buildings are permitted only after the residence is present on the parcel.
- (b) Detached accessory buildings on nonconforming agricultural parcels greater than five (5) acres but less than ten (10) acres in area shall conform to the accessory building standards for the R-1 and C-2 districts. Detached accessory buildings on nonconforming agricultural parcels less than five (5) acres but greater than 40,000 square feet in area shall conform to the accessory building standards for the R-2 and R-7 districts. Detached accessory buildings on nonconforming agricultural parcels less than 40,000 square feet in area shall conform to the accessory building standards for the R-3 and R-8 districts.
- (c) Detached accessory buildings in the R-1 Rural Residential District and the C-2 Upland Resource Conservancy District are permitted provided that all accessory buildings are located in the side or rear yard only, shall be located at least 10 feet from the principal structure, and a minimum of 10 feet from any side or rear lot line. There shall be a maximum of three detached accessory buildings, excluding gazebos and pool houses not more than 150 square feet in area and 15 feet in height. One accessory building shall be limited to a maximum of 150 square feet in area and a maximum of 15 feet in height. The other two buildings shall be limited to a total of 1,800 square feet and shall not exceed 20 feet in height. There shall be a minimum separation of 10 feet between accessory buildings.
- (d) Detached accessory buildings in the R-2 Suburban Single-Family Residential District and the R-7 Suburban Two-Family and Three-Family Residential District are permitted provided that all accessory buildings are located in the side or rear yard only, shall be located at least 10 feet from the principal structure, and a minimum of 5 feet from any side or rear lot line. There shall be a maximum of two detached accessory buildings, excluding gazebos and pool houses not more than 150 square feet in area and 15 feet in height. One accessory building shall be limited to a maximum of 1,500 square feet in area and a maximum of 20 feet in height. The second building shall be limited to a maximum of 150 square feet in area and a maximum height of 15 feet. The two buildings shall not exceed a total of 1,650 square feet in area. There shall be a minimum separation of 10 feet between accessory buildings.
- (e) Detached accessory buildings in the R-3 Urban Single-Family Residential District and the R-8 Urban Two-Family Residential District are permitted provided that all accessory buildings are located in the side or rear yard only, shall be located at least 10 feet from the principal structure, and a minimum of 5 feet from any side or rear lot line. There shall be a maximum of two detached accessory buildings, excluding gazebos and pool houses not more than 150 square feet in area and 15 feet in height. One accessory building shall be limited to a maximum of 1,000 square feet in area and a maximum of 20 feet in height. The second building shall be limited to a maximum of 150 square feet in area and a maximum height of 15 feet. The two buildings shall not exceed a total of 1,150 square feet in area. There shall be a minimum separation of 10 feet between accessory buildings.

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- (f) Detached accessory buildings in the R-4 Urban Single-Family Residential District, the R-5 Urban Single-Family Residential District, the R-6 Urban Single-Family Residential District, and the R-12 Mobile Home Park-Subdivision District are permitted provided that all accessory buildings are located in the side or rear yard only, shall be located at least 10 feet from the principal structure, and a minimum of 5 feet from any side or rear lot line. There shall be a maximum of two detached accessory buildings, excluding gazebos and pool houses not more than 150 square feet in area and 15 feet in height. One accessory building shall be limited to a maximum of 720 square feet in area and a maximum of 17 feet in height. The second building shall be limited to a maximum of 150 square feet in area and a maximum height of 15 feet. The two buildings shall not exceed a total of 870 square feet in area. There shall be a minimum separation of 10 feet between accessory buildings.
- (g) Detached accessory buildings in the R-9, R-10, and R-11 Multiple-Family Residential Districts are permitted provided that all accessory buildings are located in the side or rear yard only, shall be located at least 10 feet from the principal structure, and a minimum of 5 feet from any side or rear lot line. However, when abutting a single-family residential district, accessory buildings shall be a minimum of 10 feet from any side or rear lot line. Permitted detached accessory buildings shall not exceed 20 feet in height.
- (h) Detached accessory buildings in all other districts shall meet the minimum setback requirements as outlined in each district.
- (i) If the total number of detached accessory buildings existing on a parcel exceeds the total number permitted in the district, no additional buildings or additions to existing buildings shall be permitted unless buildings in excess of the district standard are removed.
- (j) Boathouses accessory to permitted uses used strictly for the storage of boats and water related recreational accessories to be used by the owner or occupant of any given parcel may be located within a shore yard but shall not be closer to a lake, stream, pond, or wetland than the ordinary high water mark and shall not exceed one (1) boathouse on the premise for each shoreland lot; shall not exceed the height of twelve (12) feet above the existing shoreline grade except when bluff and/or steep slope conditions exist, (in such cases, it shall not exceed the height of the top grade elevation of said shoreland lot); shall not exceed five hundred and seventy-six (576) square feet in horizontal area covered; shall not be closer than three (3) feet to any side lot line; and the boathouse shall be constructed in such manner as to orient the main opening of the boathouse toward the lake.

SUMMARY OF REGULATIONS FOR DETACHED ACCESSORY BUILDINGS

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ZONING DISTRICT	MAXIMUM NUMBER OF BUILDINGS	MAXIMUM SIZE (square feet)	TOTAL AREA (square feet)	MAXIMUM HEIGHT (feet)
R-1	1	150	1950	15
	2	total 1800		20
R-2	1	150	1650	15
	1	1500		20
R-3	1	150	1150	15
	1	1000		20
R-4	1	150	870	15
	1	720		17
R-5	1	150	870	15
	1	720		17
R-6	1	150	870	15
	1	720		17
R-7	1	150	1650	15
	1	1500		20
R-8	1	150	1150	15
	1	1000		20
R-9	No Limit	No Limit	No Limit	20
R-10	No Limit	No Limit	No Limit	20
R-11	No Limit	No Limit	No Limit	20
R-12	1	150	870	15
	1	720		20
C-2	1	150	1950	15
	2	total 1800		20

Setback Requirements shall be as follows:

ZONING DISTRICT	SEPARATION BETWEEN BUILDINGS	SIDE YARD (feet)	REAR YARD (feet)	SHORE YARD (feet)
R-1	10	10	10	75
R-2	10	5	5	75
R-3	10	5	5	75
R-4	10	5	5	75
R-5	10	5	5	75
R-6	10	5	5	75
R-7	10	5	5	75
R-8	10	5	5	75
R-9	10	5 ^a	5 ^a	75
R-10	10	5 ^a	5 ^a	75
R-11	10	5 ^a	5 ^a	75
R-12	10	5	5	75
C-2	10	10	10	75

^a 10 feet if abutting a single-family residential district

For boathouse restrictions, see Section 12.27-6 (i)

Parcels in agricultural districts shall comply with the lot area, width, and yard requirements of the district in which they are located.

Excludes gazebos and pool houses not more than 150 square feet in area and 15 feet in height.