

130 – ACCESSORY STRUCTURES (RESIDENTIAL ONLY)

130.1 ACCESSORY USE: Accessory use or building is a subordinate use or building customarily incident to and located on the same lot occupied by the main use or building.

****Non-Residential – See Sections 114.4 Table and 114.5.1 Criteria****

130.2 Only one accessory structure having a usable floor space not greater than sixty four (64) square feet and an inside dimension not exceeding one hundred eight (108) inches in height, shall be permitted for each dwelling unit and shall not require a zoning certificate. All accessory structures exceeding sixty four (64) square feet or having an inside dimension exceeding one hundred eight (108) inches in height, shall be permitted and shall be required to obtain a zoning certificate. All accessory structures shall conform to the minimum setback distances set forth within this section for accessory structures and shall not be permitted to encroach into any easement areas previously designated and made part of the property filing records.

130.3 When forty (40) percent or more of the frontage on one side of the street between two intersecting streets is improved with buildings that have a front yard which is greater or less than the required front yard in the district, no accessory structure shall project beyond the average front yard so established.

130.4 An accessory structure shall not exceed twenty (20) feet in exterior height.

130.5 Total floor area of all accessory structures shall not exceed thirty (30) percent of the rear yard area.

130.6 Accessory structures shall not be closer than ten (10) feet to the main building or any projection thereof.

130.7 Accessory structures shall not be located closer than three (3) feet to any rear lot line or any easement boundary line.

130.8 Accessory structures shall not be located closer than three (3) feet to any side yard line or any easement boundary line.

130.9 On a corner lot, no accessory structure shall project beyond a minimum required yard line along any street and shall meet the minimum set back requirements for front yards in that district.