

ARTICLE 7 - GENERAL PROVISIONS

SECTION 7.10 INTENT

The intent of this Article is to provide regulations that generally apply to all users regardless of the particular zoning district.

SECTION 7.20 ACCESSORY BUILDINGS, STRUCTURES, AND USES

A. General Requirements.

1. Accessory buildings, structures, and uses shall be supplemental or subordinate to the principal building on a parcel of land; and shall be on the same parcel of land as the principal building, structure, or use they serve.
2. Construction, erection, installation, or placement of accessory buildings or structures shall be in accordance with the requirements of the applicable Building Code. Permits shall be required for buildings greater than thirty-six (36) square feet in area and/or greater than four (4) feet in height. Electrical service for ground-mounted antennas shall be provided only through underground lines.
3. Accessory buildings, structures, and uses shall not be located within a dedicated easement or right-of-way.
4. Accessory buildings, structures and uses shall not be erected in any minimum side yard setback nor in any front yard.
5. Permits shall be required for all ground-mounted and building-mounted antennas exceeding twenty-four (24) inches in diameter.

B. Accessory Buildings in Residential Zoning Districts

1. Attached Accessory Buildings

- a. Where the accessory building or structure is structurally attached to a main building, it shall be subject to, and must conform to, all regulations of this Ordinance applicable to a main building in addition to the requirements of this Section.
- b. The area of attached accessory buildings shall not exceed the area of the ground floor footprint of the living area of the dwelling.

- c. The size of any door to an attached accessory building shall not exceed ten (10) feet in height.

2. Detached Accessory Buildings

- a. Detached accessory buildings shall not be erected in any yard, except a rear yard.
- b. Detached accessory buildings and detached accessory supplemental buildings shall occupy not more than twenty-five (25) percent of a required rear yard.
- c. The combined ground floor area of all detached accessory buildings shall not exceed four hundred and fifty (450) square feet plus two (2) percent of the total lot area. However, in no instance shall the combined floor area of all detached accessory buildings and detached accessory supplemental buildings exceed the ground floor footprint of the living area of the dwelling.
- d. No detached accessory building shall be located closer than ten (10) feet to any main building, nor closer than three (3) feet to any side or rear lot line. A detached accessory building in any R, GB, HC, O, or I-R district shall not exceed one (1) story or fourteen (14) feet in height.
- e. Detached accessory structures in all other districts may be constructed to equal the permitted maximum height of principal structures in said districts.
- f. All detached accessory structures larger than two hundred (200) square feet shall be constructed of like materials of the principal structure.
- g. When located on a corner lot, the side lot line of which is substantially a continuation of the front lot line of the lot to its rear, said building shall not project beyond the front yard setback required.

3. Accessory Supplemental Buildings

- a. The total floor area of all detached accessory supplemental buildings on a parcel of land shall not exceed two hundred (200) square feet.
- b. An accessory supplemental building shall not be located in any front yard.
- c. No detached accessory supplemental building shall be located closer than three (3) feet to any side or rear lot line.
- d. A detached accessory supplemental building shall not exceed one (1) story or fourteen (14) feet in height, except as noted below in subsections C. and D.

4. Private Swimming Pools. Except as otherwise permitted in this Zoning

Ordinance, all private swimming pools (above or below ground) shall be subject to the following:

- a. Swimming pools shall be permitted only in the rear or side yard, behind the front of the principal building.
 - b. No outdoor swimming pool shall be nearer than six (6) feet from the side or rear lot lines or from any house, building or residence unless the City Inspector shall approve a shorter distance.
 - c. If there are overhead power lines, a clearance of ten (10) feet is required for a vertical drop of the power line to the swimming pool.
 - d. No swimming pool shall be located closer than one (1) foot from any recorded easement or within any easement or right-of-way which has been granted for public utility use.
- C. **Accessory Buildings in Non-Residential Zoning Districts.** All accessory buildings shall be subject to the same placement and height requirements applicable to principal structures in the district in which they are located.