

Accessory Structures

Accessory structure means a structure detached from the principal structure and is customarily incidental and subordinate to that structure. This definition includes anything constructed or erected, including but not limited to buildings, which requires location on the land or attachment to something having permanent location on the land.

Accessory structures are permitted on lots that contain a residence subject to the following standards:

1. Limited to ten (10) percent of the lot size;
2. No allowed in the required front setback of the principal use; and
3. Subject to the side and rear setbacks of:

Building Square Footage	Setbacks - Side and Rear Yards
0 - 4,000	10 feet
4,001 - 8,000	40 feet
8,001 and over	80 feet

All accessory structures require the issuance of a zoning permit regardless of the size and regardless if a building permit is required.

Accessory structures are not permitted on vacant lots unless approved as a residential storage facility consistent with section 21-56 (11) of the Zoning Ordinance. "Pole" buildings are considered accessory structures unless used in association with a bona fide farm currently enrolled in the present use value program with the Tax Assessor's Department.

Structures that will be used for a Rural Home Occupation are subject to Article III of the Zoning Ordinance.