

## CHAPTER 1018

### ACCESSORY BUILDINGS, STRUCTURES, AND USES

#### SECTION:

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**1018-1: PURPOSE:** The purpose of this chapter is to provide performance standards for the erection, siting and use of accessory buildings, structures and uses that may be allowed within the various zoning districts to ensure compatibility with the principal use and with surrounding properties, as well as to protect the general health, safety and welfare of the community.

**1018-2: TIME OF CONSTRUCTION:** No detached accessory building or structure shall be constructed on any lot prior to the time of construction of the principal building to which it is accessory. Agricultural buildings on farm properties are exempt from the requirements of this Chapter.

**1018-3: APPLICATION:** Any structure which requires a building permit or which is thirty inches (30") or more in height shall be subject to setback, floor area and other requirements of this Ordinance.

**1018-4: BUILDING PERMITS:**

- A. Detached accessory buildings not exceeding one hundred twenty (120) square feet in floor area shall be allowed without issuance of a building permit, but shall comply with all other provisions of this Ordinance.
- B. Detached accessory buildings greater than one hundred twenty (120) square feet in floor area shall require a building permit. The Building Official shall review the

site plan and construction drawings to determine compliance with the Building Code and other applicable ordinances, laws, and regulations.

**1018-5: EXTERIOR BUILDING STANDARDS:** Architectural details for accessory buildings are to be the same or similar as for the principal building based upon (but not limited to) the following criteria:

- A. Scale and detailing.
- B. Roof pitch orientation and slope.
- C. Overhang depth and details.
- D. Window and exterior door proportion and types.
- E. Building material.
- F. Exterior color.

**1018-6: AREA LIMITATIONS:** Accessory structures shall comply with the following area limitations:

- A. The combination of attached garages and detached accessory structures shall not exceed one thousand (1,000) square feet, except by conditional use permit.
- B. In no case shall the combination of attached garages and detached accessory structures exceed one thousand five hundred (1,500) square feet.

**1018-7: NUMBER OF STRUCTURES:** There shall be no more than one (1) detached accessory building per lot in residential zones, except by conditional use permit.

**1018-8: SETBACKS:**

- A. **Attached Buildings/Garages:** An attached garage shall be considered an integral part of the principal building and shall conform to district setback requirements.
- B. **Detached Buildings:** Detached accessory buildings shall comply with the following minimum setbacks:
  - 1. Front Yard: Per applicable district requirements.

2. Side Yard:
  - a. Structures One Hundred Twenty (120) Square Feet or More: Ten (10) feet.
  - b. Structures Less Than One Hundred Twenty (120) Square Feet: Five (5) feet.
  
3. Rear Yard:
  - a. Structures One Hundred Twenty (120) Square Feet or More: Ten (10) feet.
  - b. Structures Less Than One Hundred Twenty (120) Square Feet: Five (5) feet.

C. No accessory building shall be located within a drainage or utility easement.

**1018-9: HEIGHT:** Except as expressly permitted by conditional use permit, accessory buildings shall comply with the following height limitations:

Zoning District	Maximum Height
R, Residential Districts	16 feet
B, Business Districts and INS, Institutional Districts	20 feet
I, Industrial Districts	26 feet
Other Districts	16 feet

**1018-10: CONDITIONAL USE PERMITS:** Application for a conditional use permit under this Section shall be regulated by Section 1005 of this Ordinance. Such a conditional use permit may be granted, provided that:

- A. There is a demonstrated need and potential for continued use of the structure for the purpose stated.
- B. No commercial or home occupation activities are conducted on the property.
- C. The building has an evident reuse or function related to a single family residential environment in urban service areas or hobby farm environment in non-urban service areas of the City.

- D. Accessory buildings shall be maintained in a manner that is compatible with the adjacent residential uses and does not present a hazard to public health, safety and general welfare.
- E. The provisions of Section 1005-3 of this Ordinance shall be considered and a determination made that the proposed activity is in compliance with such criteria.

**1018-11: ANIMAL ENCLOSURES:**

- A. Domestic animal enclosures shall not be placed in the front yard or in the side yards abutting a street, shall not be placed closer than ten feet (10') to any property line, and shall not be placed closer than twenty five feet (25') to any dwelling unit other than on the owner's property.
- B. No encroachment shall be permitted in existing or required drainage and/or utility easements.
- C. Screening and/or a hard surface will be required if problems occur with appearance, noise, odor, and sanitation as determined by the Zoning Administrator.
- D. No such enclosure shall exceed one hundred twenty (120) square feet, unless approved by an administrative permit.

**1018-12: COMPOST STRUCTURES AND FIREWOOD PILES:** Compost structures and firewood piles shall be considered accessory uses, shall be limited to rear yards, and shall be subject to setback, square footage and other requirements of this Ordinance.