

Residential Accessory Building Conditions and Requirements							
Lot Size (Sq. Ft.)	MAXIMUM TOTAL ACCESSORY BUILDING(S) SIZE PER LOT, LESSER OF COLUMN (A) OR (B)		MAXIMUM HEIGHT (FEET)		MINIMUM SETBACKS (FEET)		
	(A) Maximum. Acc. Bldg. Size (Sq. Ft.)	(B) Maximum. % of Dwelling Floor Area	Peak	Side Wall	Side or Rear Yard	From the Principal Bldg.	From Any Other Structure (except pools)
Up to 11,999	400	50	15	10	25 ⁷	20	20
12,000 – 19,999	800	75	15	10	25 ⁸	20	20
20,000 – 43,559	1,200	90	17	12	25 ⁸	25	25
43,560 – 87,120	2,000	125	22	14	25	25	25
87,121 – 217,800	2,500	150	22	14	40	30	30
217,801 and over	3,500	200	22	14	40	30	30

Conditions:

1. These requirements apply to any residential lot within any residential or agricultural zone district.
2. Residential accessory buildings cannot be used for commercial purposes.
3. There shall be no second story in a residential accessory building.
4. Lots cannot be divided or reduced in any manner that would cause the accessory building to exceed the size limitation imposed upon the remaining lot.
5. Up to two (2) residential accessory buildings are permitted per lot in addition to an attached or detached garage so long as the maximum square footage per lot is not exceeded and each accessory building has a minimum of a 15 foot setback between other accessory buildings.
6. All accessory building setbacks are based on lot size regardless of the size of the accessory building.
7. For structures with a maximum floor area of 240 sq. feet, the side and rear yard setback may be reduced to a minimum of 10 feet from the property. As a condition of the reduction of side and rear yard, the property owner shall maintain the storm water drainage system to effectively eliminate any runoff onto adjoining properties as directed by the Building Official from time to time.
8. The minimum side and rear yard setback for buildings greater than 240 sq. feet and up to 1,200 sq. feet may be reduced to a minimum of 15 feet on all of the same terms and conditions as enunciated in footnote 7 above.
9. Planning Commission in its discretion may grant a special land use to structures that vary from the above standards if circumstances warrant.