

<u>Residential Detached Accessory Building Conditions and Requirements</u>							
<u>LOT SIZE</u> <u>(Sq. Ft.)¹</u>	<u>MAXIMUM. TOTAL</u> <u>DETACHED ACCESSORY</u> <u>BUILDING(S) AREA PER</u> <u>LOT (Sq. Ft.)</u>	<u>MAXIMUM HEIGHT</u> <u>(Feet)</u>		<u>SETBACKS (Feet)</u>			
		<u>Peak</u>	<u>Side Wall</u>	<u>Side</u> <u>(Minimum)^{5/9}</u>	<u>Rear</u> <u>(Minimum)⁹</u>	<u>Dwelling⁶</u>	<u>Other Accessory</u> <u>Buildings⁶</u>
<u>Up to 15,000</u>	<u>800</u>	<u>17</u>	<u>12</u>	<u>25</u>	<u>15</u>	<u>20</u>	<u>20</u>
<u>15,001-28,000</u>	<u>1,200</u>	<u>17</u>	<u>12</u>	<u>25</u>	<u>15</u>	<u>20</u>	<u>20</u>
<u>28,001- 1 Acre</u>	<u>2,000</u>	<u>22</u>	<u>14</u>	<u>25</u>	<u>15</u>	<u>25</u>	<u>25</u>
<u>> 1 – 2 Acres</u>	<u>2,600</u>	<u>24</u>	<u>16</u>	<u>25</u>	<u>15</u>	<u>25</u>	<u>25</u>
<u>> 2 – 5 Acres</u>	<u>3,600</u>	<u>24</u>	<u>16</u>	<u>40</u>	<u>25</u>	<u>30</u>	<u>30</u>
<u>> 5 Acres</u>	<u>4,200</u>	<u>24</u>	<u>16</u>	<u>40</u>	<u>25</u>	<u>30</u>	<u>30</u>

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 detached 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. The side and rear yard setbacks may be reduced to 10 feet on lots of 28,000 sq. ft. or less and to 15 feet on lots larger than 28,000 sq. ft. if the following conditions are met:
 - a. No such detached accessory building shall exceed 600 square feet.
 - b. No such detached accessory building shall have a side wall height greater than 10 feet nor a maximum height of 15 feet measured at the peak of the roof.
 - c. 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.

If, after initially meeting these conditions, a detached accessory building is later altered in such a way that these conditions are no longer met, then this exception shall not apply.

6. The minimum setback from the dwelling or other accessory buildings may be reduced to a minimum of 20 feet subject to the following standards:
 - a. No such detached accessory building shall exceed 1,200 square feet.
 - b. No such detached accessory building shall have a side wall height greater than 12 feet, nor a maximum height of 17 feet measured at the peak of the roof.

Up to two (2) residential detached accessory buildings are permitted per lot in addition to an attached or detached garage so long as all buildings on the lot do not exceed 25 percent of the lot area.

7. One (1) decorative, unenclosed accessory structure, up to 120 sq. ft. in floor area and no more than 12 ft. in height, may be exempt from the maximum total accessory building size per lot as established in the table in Section 3.27(k), and may be exempt from the maximum number of residential accessory buildings per lot as established in Section 3.27(k). Decorative, unenclosed accessory structures shall be subject to the required setbacks for detached accessory structures.
8. One (1) pool house, up to 200 sq. ft. in floor area, that will count towards the maximum total accessory building size per lot as established in the table in Section 3.27(k) and may be exempt from the maximum number of residential accessory buildings per lot as established in Section 3.27(k).
9. That for placement of accessory buildings on lots in excess of 28,000 sq. feet or in the event that the property owner is requesting a reduction of any of the setbacks as provided by condition 5 and 6 above, the applicant shall have a survey demarking the lot lines to ensure that the building maintains its adequate setback.
10. See Section 2.56(a) for the definition of "lot area".