

Section 3.5.3(C)(1)

(1) Accessory Structures, Residential

(a) Additional Application Requirements: None

(b) General Requirements:

- (i) Residential accessory structures shall be used only for uses which are accessory to residential uses.
- (ii) All accessory structures shall be considered in calculating maximum permitted lot coverage and shall be cumulative.
- (iii) No accessory structure may be used as a temporary or permanent residence.
- (iv) Applications for permits for accessory structures shall include a plot plan that is drawn to scale and dimensioned, showing location of the accessory structure on the lot. If the accessory structure is to be built on site, building plans, including elevations and foundation details, shall be submitted. If the accessory structure is prefabricated and erected on site, manufacturer's specifications for the structure shall be submitted with the permit application.
- (v) Accessory structures shall not exceed the maximum structure height permitted in the zoning district where located or the height of the principal structure, whichever is less.
- (vi) Garden structures, including arbors, trellises, gazebos, pergolas, ornamental pools, water features, and well houses, shall be allowed in front yards.
- (vii) On corner lots, the required minimum setback for all accessory structures (with the exception of Garden Structures) shall be 25 feet.

(c) Additional Standards for Small Lots (less than one acre):

- (i) Small accessory structures (less than 150 square feet) may be located in the rear yard, maintaining a minimum 5-foot setback from rear and side property lines. Small accessory structures may also be located in unrequired side setbacks, provided they do not encroach on the required side setback and that the front of the small accessory structure is behind the midpoint of the main structure. The allowable area for location of small accessory structures on small lots is shown in Figure A.
- (j) Large accessory structures (greater than 150 square feet) shall only be located in the rear yard and shall not encroach on required side setbacks. The rear setback for large accessory structures shall be at least 10 feet. The allowable area for location of large accessory structures on small lots is shown in Figure B.
- (k) Only one swimming pool, whether enclosed with a screen structure or open, and two other accessory structures and shall be permitted on small lots.

- (l) Accessory storage sheds shall not exceed 10% of the size of the main structure. Other accessory structures, which are incorporated into the real property, shall be limited in size to 25% of the main structure.
- (d) Additional Standards for Large Lots (one acre or larger):
 - (i) The number of accessory structures shall not be limited, but the total area of accessory structures shall be limited to the **greater** of the following:
 - a. 50% of the footprint of the main structure, or
 - b. 5% of the lot area (which equals 16.7% of the maximum allowable lot coverage for buildings, 30% in R-1 zoning).
 - (j) Accessory structures shall be allowed in rear yards and in unrequired side yards, provided they do not encroach on the required side setback and that when located in unrequired side yards, the front of the accessory structure is behind the midpoint of the main structure.
 - (k) No accessory structures shall be allowed in required side yards or front yards, with the exception of Garden Structures allowed in front yards.
 - (l) All accessory structures shall maintain a minimum 10-foot setback from the rear property line.
 - (m) The allowable area for location of all accessory structures on large lots is shown in Figure C.