

**§ 118-718. Accessory buildings and structures.**

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(a) Permanent accessory buildings and structures. Permanent accessory buildings and structures include detached garages, storage sheds, gazebos, and similar structures that are constructed as an integral part of a concrete slab, concrete beam or with concrete piers. All permanent accessory buildings shall comply with the following standards:

- (1) Property location criteria: A permanent accessory building or structure shall be located on the same tract or lot as the primary building.
- (2) Applicable zoning districts: Permanent accessory buildings and structures shall be allowed in any zoning district.
- (3) Front building line: A permanent accessory building or structure shall not be located in the front yard.
- (4) Side building line: The side yard setback shall be the same as for the primary building structure.

Exception: In the R-1, RE-1, RE-2, R-2, R-3, R-4-D, and R-8 districts, side yard setback shall be as follows:

Building size	Side building line (interior)	Side building line (corner)
500 square feet or smaller	6 feet	20 feet adjacent to street
501 square feet or larger	10 feet	20 feet adjacent to street

- (5) Rear building line: Ten feet or as required by the base zoning district, whichever is greater.
- (6) Maximum height: Permanent accessory buildings shall be limited to one story in height. The height is measured from ground level to the highest point of the roof surface.

Building size	<del>Maximum wall height</del>	Maximum building height
500 square feet or smaller	<del>10 feet</del>	15 feet
501 square feet or larger	<del>12 feet</del>	25 feet

- (7) Maximum floor area: The building may include an attic or loft provided the attic or loft does not contain heated or air conditioned space. Square footage within an attic or loft shall be excluded from the calculation of the maximum floor area. [Permanent accessory structures may not exceed the square footage of the primary residence.]

Lot size	Maximum floor area
<del>20,000</del> 40,000 square foot lot or smaller	Greater of 3% of lot area or 500 square feet
40,001 square foot lot or larger	Equivalent of <del>2.5</del> 5 percent of the lot area

- (8) Maximum number allowed: ~~One.~~ Two

- (9) Effect on rear yard open space: Permanent accessory buildings and structures shall have no effect in calculating the rear yard open space requirement.
- (10) Use: An accessory building shall not be used for business or dwelling purposes in any residential zoning district.
- (11) Easements: A permanent accessory building or structure shall not be located within a utility, access, or drainage easement.
- (12) Design criteria:
- a. Roof pitch: Roofs shall have a minimum pitch of ~~4:12~~ 2:12 on each side of the ridge.
  - b. Masonry requirement: The structure shall conform to the masonry requirement of the base zoning district.
  - c. Detached garages: Buildings used as detached garages or for the parking of vehicles shall include a concrete driveway that connects to the street. The minimum distance between a garage entry and a side or rear property shall be 22 feet.
- (13) Special use permit provision for lots of ~~40,000~~ 20,000 square feet or more. Accessory buildings located on lots of ~~40,000~~ 20,000 square feet or more may request a special use permit for the purpose of varying from the ~~maximum floor area, height limit, pitch of roof, concrete access to a public street and masonry requirements contained herein~~ the standards outlined in this section. ~~[Permanent accessory structures may not exceed the square footage of the primary residence.] The cumulative square footage of all accessory buildings is limited to five percent of the total lot or tract area.~~

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