
Section 8.10 Accessory Building and Use Regulations

A. General Provisions.

1. In a single-family or multi-family district, an accessory building or use is a subordinate or incidental building or use detached from the main building, not used for commercial purposes. A home occupation may be allowed in an accessory building as a subordinate use. The combined area of all accessory buildings on a lot shall be less than fifty percent (50%) of the main structure, unless approved by a SUP.
2. In non-residential districts, an accessory building or use is a subordinate building or a subordinate use in the primary building, the use of which is secondary to and supportive of the main building. Accessory buildings shall not be permitted without a main building or primary use being in existence. Living quarters may be utilized in non-residential districts if occupied by the owner or manager of the non-residential use and shall not exceed two thousand (2,000) square feet.
3. All accessory buildings shall be complimentary to the main structure, constructed of brick or stone or the same material as the main structure(s).
4. Accessory buildings shall not contain full kitchen facilities unless approved as an accessory dwelling unit.
5. Detached accessory buildings shall be prohibited in front of the main building.
6. All side and rear setback requirements of the zoning district shall be met.
7. Accessory buildings are not allowed in easement areas or alleys. Accessory buildings one hundred twenty (120) square feet or less are allowed to be a minimum of five feet (5') from the side and rear property lines. Accessory buildings one hundred twenty (120) square feet or less on residential properties zoned for patio homes shall meet the minimum side setback requirements of its respective zoning district
8. Accessory buildings are not permitted without a main structure unless on tracts of two (2) acres or more and used solely for agricultural purposes. Workshops, garages, or similar uses shall not be considered as agricultural purposes. In such case, a minimum of one hundred foot (100') front building setback is required.
9. The maximum height of an accessory building shall not exceed fifteen feet (15') unless approved by a Specific Use Permit (SUP) for additional height (see definition of Building Height). Accessory buildings of less than one hundred twenty (120) square feet shall not exceed ten feet (10') in height.
10. There shall be no more than two (2) detached accessory buildings per single-family lot and they must be separated by a distance of not less than ten feet (10').
11. Wood shingles are not permitted for accessory buildings.
12. Detached carports are considered as accessory buildings and shall meet the requirements of this section.
13. The use of storage containers may be allowed for a limited time such as moving or construction with a permit. Extended use of storage containers may be considered with an SUP.
14. All accessory buildings that are attached to the main structure (i.e. breezeways, trellised walkways, etc.) shall not be considered an expansion of the main structure unless the expansion shares a wall with the main structure or incorporates a porte-cochere, with a minimum width of ten-foot perpendicular to the primary building. Otherwise, the structure shall be defined as a detached

accessory structure and will be subjected to all accessory building standards. This applies to accessory dwelling units also.

B. *Accessory Dwelling Units.* Detached accessory dwelling units in the residential districts shall be allowed as an incidental residential use of a building on the same lot as the main dwelling unit and used by the same person or persons of the immediate family, and meet the following standards:

1. The accessory dwelling unit shall be constructed behind the main dwelling on a lot with a minimum area of one-and-a-half (1.5) acres.
2. All accessory dwelling units require approval of a Specific Use Permit by the City Council.
3. Setback requirements shall be the same as for the main structure.
4. Accessory dwelling units shall be constructed from the same materials as the main building.
5. Accessory dwellings units are not permitted without the main or primary structure.

(Ord. No. 1991 , § 2(Exh. A), 11-17-20; Ord. No. 2020 , § 2, 6-1-21)