120.410 Accessory Uses or Buildings.

A. Accessory Uses.

Any use which complies with all of the following conditions, may be operated as an accessory use and may be operated in an accessory or principal building which:

1. Is clearly incidental and customary to and commonly associated with the operation of the principal permitted use.

2. Is operated and maintained under the same ownership and on the same lot, parcel or building site as the principal permitted use.

3. Does not include structures or structural features inconsistent with principal permitted use.

4. May only be established subsequent to the establishment, erection or construction of the principal building on the lot, parcel or building site, except as otherwise permitted herein or as described within the zoning district in which the lot, parcel or building site is situated.

B. Accessory Buildings.

1. In addition to the requirements under Section 120.600, an accessory building is subject to the following limitations:

Property Size	Maximum for all Accessory Buildings	Maximum Building Height	Maximum Building Length
Less than 1 acre	1,080 sq. ft.	20 ft.	36 ft.
1 acre to 1.99 acres	1,280 sq. ft.	30 ft.	40 ft.
2 acres to 2.99 acres	1,680 sq. ft.	30 ft.	N/A

2. Parcels, lots, or building sites of 3 acres or more in size are subject to the lot coverage provisions of Section 120.600 of the Ordinance.

3. Roofs must be sloped with a rise over run pitch between 4/12 and 9/12. Flat roofs are prohibited.

4. Accessory buildings may only be established subsequent to the establishment, erection or construction of the principal building on the lot, parcel or building site, except as otherwise permitted herein or as described within the zoning district in which the property is situated.

5. Accessory buildings shall be located in the rear or side yard of said lot, parcel or building site, unless the lot is in excess of 2.5 acres, in which case the accessory building may be located in the front of the principal structure so long as the accessory building is set back a distance equal to twice the minimum front yard setback as set forth in the particular zoning district in which they are located.

6. Corner lots shall have two front yards, with setbacks determined based upon primary and secondary road frontages as outlined in Section 120.600: Schedule of Lot, Parcel, Building Site, Yard and Area Requirements.

7. Portable Accessory Structures

    a. One single portable accessory structure which is mobile, does not include footings, and is not permanently affixed to the ground such as a temporary pavilion, portable garage, portable carport, portable covered metal structure or any other similar accessory structures or buildings not exceeding 200 square feet in area nor exceeding an overall height of 20 feet shall be allowed, in addition to any other accessory buildings permitted on the lot, parcel, or building site.

    b. The placement of the single portable accessory structure that does not exceed 200 square feet in area or an overall height of 20 feet is exempt from the square footage or lot coverage restrictions as set forth herein.

c. All portable accessory structures must be located in the rear yard and shall be at least 10 feet from any property lines.

d. It is the responsibility of property owners to place a portable accessory structure subject to this subsection at a location on their property that conforms to these requirements. Property lines should be verified by property owners before placement of any structure.

e. Any portable accessory structures exceeding 200 square feet in area and/or exceeding an overall height of 20 feet, which is mobile and not permanently affixed to the ground, will require a building permit per applicable building code requirements and will be counted towards the overall accessory structure square footage allowance. Portable accessory structures exceeding 200 square feet in area shall also be subject to the lot coverage requirements and all other provisions of this Ordinance which are applicable to accessory buildings.

f. Residentially zoned properties 2.5 acres or more and without a principal structure are permitted one portable yard barn as defined in Section 120.14 and under the following conditions:

i. Use: The portable yard barn may only be utilized for the storage of equipment to maintain the property.

ii. Front Yard Setback: The portable yard barn must be setback a distance equal to twice the minimum front yard setback as set forth in the particular zoning district in which it is located.

iii. Rear and Side Yard Setbacks: At least 10 feet from any rear or side yard property line.

8. Any portable accessory structures exceeding 200 square feet in area and/or exceeding an overall height of 20 feet, which is mobile and not permanently affixed to the ground, will require a building permit per applicable building code requirements. Portable accessory structures exceeding 200 square feet in area shall be subject to the lot coverage requirements and all other provisions of this Ordinance which are applicable to accessory buildings. Portable accessory structures include any temporary pavilion, portable garage, portable carport, portable shed, portable yard barn, portable covered metal structure or any other similar accessory structures or buildings. It is the responsibility of the property owner to place all portable accessory structures on their own property. In accordance with setback requirements, property lines should be verified before placement of any structure by property owners.

9. Exception for Non-Buildable Lots: Any accessory building may be permitted on a non-buildable parcel subject to the following conditions:

   a. The non-buildable parcel shall be consolidated with a contiguous parcel, lot or site condominium unit by recording a deed restriction that such consolidation of the non-buildable parcel with a parcel, lot or unit must remain in perpetuity.

   b. The zoning of the consolidated parcel, lot or unit shall be of the same zoning classification or in a different zoning classification where single-family dwellings are permitted in both districts.

   c. The buildable parcel, lot or unit must be legal or legal nonconforming (lot of record) and the consolidated non-buildable parcel must be of a contiguous width equal to or greater than the width of the buildable parcel for its entire width.

   d. That this exception is for accessory buildings only and shall not allow for any consolidation that would allow for a lot or unit to be used for access for a principal building site.

e. That the location of the accessory building shall be behind the principal dwelling, using the extended lot width side yard setbacks. This would ensure that the accessory building is not located behind that of an adjoining dwelling (or lot if vacant) and that such area could be split for the benefit of the adjoining lot at some point in the future.

[Ord. No. 240, eff 09/27/2016]
[Ord. No. 257, eff 02/25/2021]
[Ord. No. 273, eff 12/24/2024]
[Ord. No. 282, eff 05/26/2026]