

23-29. Large Accessory Buildings.

14-91, 99-26, 2004-19

Accessory buildings shall be located to the side or rear of the dwelling, with the exception that one accessory building which is subordinate to the dwelling in area and height may be located in front of the dwelling provided:

1. It is located no less than one hundred (100) feet from any public right of way, or private right of way that provides frontage for lots in an approved subdivision.
2. Conforms to the dwelling in architectural style and materials.
3. Is located no less than twenty-five (25) feet from a side property line and one hundred (100) feet from a dwelling on an adjacent parcel.

With the exception noted above, accessory buildings larger than 1,000 sq. ft. in area that accommodates uses meeting zoning requirements shall be located to the rear of the dwelling unit, have a side yard of at least 10 ft., a maximum height of 25 ft. and shall be located at least 6 ft. from the rear of a dwelling in the Residential Estate Zones and a least 10 ft. from the rear of a dwelling in the Agricultural Zones. The side yard may be reduced to 3 ft. and height increased to 35 ft. if the accessory building is located at least 100 ft. from a public street and at least 40 ft. from a dwelling on an adjacent lot.

Accessory buildings that exceed the dwelling in area, as measured by the footprint of the dwelling, by more than twice, shall require approval by the Planning Commission as a Conditional Use.

Accessory buildings used for the keeping of animals and fowl must also meet the requirements of Chapter 23-16.

Accessory buildings must also meet the requirements of Chapter 23-10.