

Accessory Buildings—Residential (Section 155.3.08.A.)

An **Accessory Building** is a building subordinate or secondary to a primary structure, and includes private garages, carports, tool houses, greenhouses, home workshops, private stables (no rental), barns, or coops (no rental), pool houses associated with private swimming pool, and garden shelter.

Accessory Buildings \geq 120 square feet on a lot with a single-family home or duplex must follow these standards:

| Accessory Building Standard | Lots < 10,000 S.F. | Lots \geq 10,000 S.F. but < 21,780 S.F. | Lots \geq 21,780 S.F. |
|---|--|---|-------------------------|
| Max. combined area of all Accessory Buildings | 400 S.F. | 1,000 S.F. | 10% of the lot area |
| Maximum Height | Buildings \leq 400 S.F. = 12 ft Buildings > 400 S.F. = 16 ft | | |
| Maximum Number of Accessory Buildings | 2 | Unlimited | Unlimited |
| Maximum Allowed Accessory Buildings Area Coverage | Principal Buildings and Accessory Buildings cannot exceed the max. coverage percentage of the zoning district in which they are located. | | |
| Minimum Front Setback | Behind Principal Building | | |
| Minimum Side Setback | 5 ft | | |
| Minimum Rear Setback | 5 ft | | |
| Minimum Setbacks for Corner Lots | 10 ft* | 15 ft* | 15 ft* |
| Prohibited Locations | Accessory Buildings in Easements are prohibited | | |

* Cannot extend beyond the front face of the main building.

Q:

What about Barns and other Livestock Housing?



A:

- Require a lot size \geq 5 acres
- Setback 100 ft from a property line
- Setback 200 ft from the nearest adjacent home

Accessory Buildings that open to the sky (like pergolas) count towards the total accessory building square footage, but do not count towards lot coverage limitations.

Q:

What About Architectural Elements?



A:

- Accessory Buildings \geq 240 S.F. must match the roof pitch, surface material, and color of the primary building.
- Accessory Buildings < 240 S.F. must use a protective roof material that is painted, treated, or non-reflective and rust-proof

Detached or Attached **Guest Houses** or **In-Law Quarters** must follow these standards:

| | |
|---------------------|--|
| Minimum Area | Over Garage = 350 S.F. Detached = 450 S.F. |
| Maximum Area | The lesser of 1,000 S.F. or 50% the floor area of the primary structure (excluding the garage) |
| Maximum Height | Dictated by Zoning District Maximum |
| Maximum Number | 1 |
| Add'l Parking Space | 1 |