

ACCESSORY STRUCTURES

DEFINITION:

AN ACCESSORY USE IS A STRUCTURE OR USE WHICH:

- IS SUBORDINATE TO AND SERVES A PRINCIPAL BUILDING OR USE.
- IS SUBORDINATE IN AREA, EXTENT OR PURPOSE TO THE PRINCIPAL BUILDING SERVED; HOWEVER, THIS DOES NOT PRECLUDE RECREATIONAL AREAS FOR BASKETBALL, RACQUETBALL, SWIMMING, TENNIS AND SIMILAR ACTIVITIES.
- CONTRIBUTES TO THE COMFORT, CONVENIENCE OR NECESSITY OF OCCUPANTS, BUSINESS OR INDUSTRY IN THE PRINCIPAL BUILDING OR USE SERVED.
- IS LOCATED ON THE SAME ZONING LOT AS THE PRINCIPAL BUILDING OR USE SERVED.

EXAMPLES:

- OFF STREET PARKING AND LOADING SPACE AS REGULATED BY ARTICLE 5 OF THE ZONING ORDINANCE, INCLUDING DETACHED GARAGES, WHICH MAY ALSO CONTAIN INCIDENTAL STORAGE AND CARPORTS.
- STRUCTURES EXCLUSIVELY FOR STORAGE; PROVIDED, NO PREASSEMBLED OR PREFABRICATED STRUCTURE ACCESSORY TO A RESIDENTIAL BUILDING SHALL EXCEED 300 SQUARE FEET IN GROSS FLOOR AREA. FOR PURPOSES OF THIS ARTICLE, PREFABRICATED SHALL NOT BE INTERPRETED TO APPLY TO GARAGE KITS WHICH PROVIDE PRE-CUT LUMBER, FACTORY BUILT ROOF TRUSSES OR OTHER CONSTRUCTION ITEMS PACKAGED FOR ON-SITE ASSEMBLY.
- PARKING AND STORAGE OF MOTORIZED OR NON-MOTORIZED RECREATIONAL EQUIPMENT AND VEHICLES SUCH AS BUT NOT LIMITED TO; BOATS, CAMPERS, CAMPING TRAILERS, BOAT TRAILERS OR RECREATIONAL VEHICLES IS PERMITTED, PROVIDED ALL OF THE CONDITIONS OUTLINED IN THE ZONING ORDINANCE ARE MET.

SIZE LIMITATIONS:

- ACCESSORY STRUCTURES AND USES SHALL MAINTAIN THE SAME SIDE AND FRONT YARD SETBACK AS IS REQUIRED FOR THE PRINCIPAL STRUCTURE, UNLESS THEY ARE PERMITTED OBSTRUCTIONS WITHIN THE PROVISIONS OF SECTION 303(F) OF THE ZONING ORDINANCE.
- ACCESSORY STRUCTURES SHALL BE SET BACK FIVE FEET FROM THE REAR LOT LINE, EXCEPT THAT GARAGES WITH ENTRANCES FACING ALLEYS SHALL BE SET BACK AT LEAST 10 FEET.
- NO PART OF ANY ACCESSORY BUILDING SHALL BE LOCATED CLOSER THAN 10 FEET TO ANY PRINCIPAL STRUCTURE
- ACCESSORY STRUCTURES AND USES SHALL OTHERWISE COMPLY WITH THE BULK REGULATIONS APPLICABLE IN THE DISTRICT IN WHICH THEY ARE LOCATED, EXCEPT THAT IN RESIDENTIAL DISTRICTS NO ACCESSORY BUILDING SHALL BE MORE THAN ONE STORY HIGH NOR EXCEED 15 FEET IN HEIGHT.

THIS SUPPLEMENT IS TO ASSIST IN THE COMPLETION OF THE ACCESSORY STRUCTURE APPLICATION, AND TO ASSIST IN THE INTERPRETATION OF THE ZONING ORDINANCE PERTAINING TO ACCESSORY STRUCTURES, SECTION 600.