
3.6 ACCESSORY USE STANDARDS

A. ACCESSORY USE OR STRUCTURE, GENERAL STANDARDS

1. These general standards apply to allow accessory uses and structures.
2. ~~In no case shall there be more than~~ one (1) customary accessory ~~building~~ structure shall be allowed for every 5,000 sf of lot area on the lot except for the exemptions provided herein.
 - a) The following shall be exempted from the lot coverage requirements and the limit of the number of accessory structures ~~the one (1) customary accessory building~~:
 - i) Fence.
 - ii) Flagpole.
 - iii) Dog house not to exceed 16 square feet.
 - iv) Pump house not to exceed 16 square feet.
 - v) Playhouse not to exceed 36 square feet nor eight (8) feet in height.
 - vi) Private swimming pools and their associated decks, fencing, and equipment.
 - vii) Structural beach crossover.
 - viii) Marinas.
 - ix) Electric (EV) charging station.
 - b) The exemptions shall not have sewer, electrical, and plumbing, except for marinas, beach crossovers, pools, and pump houses, where applicable.
 - c) These exemptions are not considered as part of the lot coverage for bulk purposes. Impervious coverage limitations are still applicable.

B. ACCESSORY USE OR STRUCTURE, NONRESIDENTIAL

1. Accessory structures associated with nonresidential uses shall:
 - a) Be included when calculating the total allowable lot coverage.
 - b) Not be permitted within any required front or side yard, or within five (5) feet of the rear lot line.
 - c) Not exceed the size of the primary structure.
 - d) Not be used as a dwelling unit.

C. ACCESSORY USE OR STRUCTURE, RESIDENTIAL

1. Accessory structures associated with residential uses shall:
 - a) Be included when calculating the total allowable lot coverage and shall not constitute a ~~proportionate~~ cumulative size greater than ~~25~~10% of the ~~principal building's lot coverage, regardless of the lot size, but shall not exceed the size of the lot coverage of the primary structure.~~
 - b) Be limited to ~~15~~20 feet in height or shall not exceed the building height of the primary structure, whichever is less.
 - c) Not be permitted within any required front or side yard, or within five (5) feet of the rear lot line.
 - d) Not be occupied, leased, rented, or otherwise used for profit, income, or for gain.

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- e) Not be used as a dwelling unit.
 - f) Contain no more than three (3) internal plumbing fixtures (water heater is exempt).
 - g) Meet State Building Code requirements if any dimension is greater than 12 feet.

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