

Sec. 24-1264. - Requirements of accessory uses and structures.

- (a) The following provisions shall apply to accessory uses, structures and buildings:
 - (1) The accessory uses or structures shall be subordinate to and customarily found with the principal use of the land or site.
 - (2) Accessory uses or structures shall be located on the same lot as the principal use.
 - (3) Accessory structures shall not exceed the height of the principal building or structure and 60 percent of the footprint of the principal building on the site, including attached garage area, except in the H-A Zone, which shall not have a limit on the size of accessory structures and buildings used for agricultural purposes.
 - (4) In residential zones, the 60 percent limit may be exceeded for one detached garage if all of the following criteria are met:
 - a. The detached garage is used to accommodate parking for residential uses on-site.
 - b. The detached garage shall be no larger than 660 square feet in size.
 - c. The site cannot exceed 150 percent of the required amount of parking spaces.
- (b) The total square footage of all accessory buildings and structures in residential zones shall not exceed the footprint of the principal building, including attached garage area. In commercial and industrial zones, there shall be no limit on the size or number of accessory buildings and structures, but such accessory buildings and structures shall be required to meet all applicable design review standards if in an infill location.
- (c) Accessory uses or structures shall be operated and maintained for the benefit or convenience of the occupants, employees and customers of or visitors to the premises which contains the principal use.
- (d) Accessory structures shall not be used for living or sleeping quarters except for industrial uses which may provide accessory living or sleeping quarters for the housing of security or maintenance personnel in close proximity to the industrial use and which shall not exceed 1,200 square feet in size. In no event shall such accessory living or sleeping quarters become an independent living unit, nor shall the accessory building or structure be subdivided from the remainder of the site.
- (e) Accessory structures shall comply with the front, rear and side yard setbacks set forth in article VI of chapter 8 of this title. Portable accessory buildings less than 120 square feet in size which do not require a building permit shall be permitted to locate in rear and interior side yard setbacks. When accessory buildings and structures have alley access, the setback from the alley shall be a minimum of five feet when access to the accessory building or structure occurs parallel to the alley. Otherwise, the minimum setbacks for accessory buildings or structures that have direct access from the alley shall be a minimum of ten feet.
- (f) Accessory structures which require building permits shall be constructed of similar materials and in a similar design as the principal building or structure.