

CHAPTER 157 Zoning

157.136 ACCESSORY USE PROVISIONS; AUTHORIZATION.

A. *General provisions regarding accessory uses.* Accessory uses shall comply with all requirements for the principal use except where specifically modified by this chapter and shall comply with the following limitations:

- 1) Fences, which may be located within yards, shall not exceed three and one-half feet from the grade of the street centerline in the front yard and on corner lots shall not conflict with requirements of a vision clearance area.
- 2) A greenhouse or hothouse may be maintained accessory to a dwelling only if there are no sales.
- 3) A maximum of one accessory dwelling may be constructed in any residential zone on a single lot which already contains a single-family dwelling, subject to the following provisions:
 - a. For the purposes of this subsection, an accessory dwelling shall be defined as an interior, attached, or detached residential structure that is used in connection with, or that is accessory to, a single-family dwelling.
 - b. The unit may be a detached building, in a portion of a detached accessory structure, or a unit attached or interior to the primary dwelling (e.g., an addition or the conversion of an existing floor).
 - c. A detached accessory dwelling shall provide one or more rooms and contain a kitchen and bathroom within the accessory dwelling.
 - d. An accessory dwelling constructed within a portion of the existing primary dwelling or attached to the existing primary dwelling shall be subject to the following design standards:
 1. A separate entrance shall be provided for the accessory dwelling unit.
 2. An accessory dwelling shall provide one or more rooms and contain a kitchen and bathroom within the accessory dwelling.
 - e. All accessory dwellings constructed after the effective date of the ordinance codified in this section shall be subject to an accessory dwelling permit and shall pay an accessory dwelling permit fee as set by the City Council.
 - f. All accessory dwellings constructed after the effective date of the ordinance codified in this section shall register with the city's utility billing services and pay per unit utility rates as set forth for multifamily dwellings. Registration shall be done as part of the accessory dwelling permit process.
 - ~~g. Parking shall be provided subject to the space requirements and design standards of §§ 157.175 through 157.179.~~
 - h. g. Accessory dwelling units are subject to the maximum lot coverage, setbacks, and building height requirements of the underlying zone in which they are located. The sum of the gross square footage of the primary dwelling, garage or carport, outbuildings, and accessory dwelling shall not exceed the maximum lot coverage requirements of the city.

- 4) Swimming pools, fish ponds or other decorative pools shall conform with 157.147.