

## **§ 35 ACCESSORY BUILDING AND USE REGULATIONS.**

**35.1** In a single-family or multifamily district, an accessory building is a subordinate or incidental building, attached to or detached from the main building, not used for commercial purposes and not rented. Accessory buildings shall be located toward the rear portion of the property.

**35.2** In nonresidential districts, an accessory building is a subordinate building, the use of which is secondary to and supportive of the main building. Accessory buildings shall not be permitted without a main building or primary use being in existence. Accessory buildings should, wherever possible, be located toward the rear portion of the property.

**35.3** Accessory dwelling units in the Agriculture (A) district shall be allowed as an incidental residential use of a building on the same lot as the main dwelling unit and used by the same person or persons of the immediate family, and shall meet the following standards:

- A.** The accessory dwelling unit must be constructed to the rear of the main dwelling, separate from the main dwelling.
- B.** The accessory dwelling unit may be constructed only with the issuance of a Building Permit, and shall be constructed out of the same material as the main structure.
- C.** The accessory dwelling unit may not be sold separately from sale of the entire property, including the main dwelling unit, and shall not be sublet.
- D.** Setback requirements shall be the same as for the main structure.
- E.** Accessory dwellings are not permitted without the main or primary structure.

**35.4** Accessory dwellings (including garage/accessory dwellings and detached units) may be permitted in residential zoning districts (see regulations for the specific district, and the Use Charts, Section **32**), and shall conform to the height limitations of the main structure. No such accessory dwelling or quarters shall be used or occupied as a place of abode or residence by anyone other than a bona fide caretaker, servant or farm worker actually and regularly employed by the land owner or occupant of the main building, or is a guest or family member of the owner/occupant. Only one (1) accessory dwelling unit (i.e., garage/accessory dwelling, servants/caretakers quarters, etc.) shall be allowed on any lot within a

residential zoning district, and they shall be clearly incidental to the primary use. These accessory living structures shall not, in any case, be leased or sold.

SECTION 32.3													
Accessory & Incidental Uses	A	SF-10	SF-8.5	SF-7	SF-PH	D	SFA	MF	MH	O	R	C-1	HC LI HI
Accessory Building-Nonresidential (Business or Industry)*										P	P	P	P P P
Accessory Building (Residential)*	P	P	P	P	P	P	P	P	P				
Caretakers or Guards Residence*	P	S	S	S	S	S	S	P	P	S	S	S	S S S
Garage/Accessory Dwelling*	S	S	S	S	S	S	S	S					
Home Occupation*	P	P	P	P	P	P	P	P	P				
Off-Street Parking Incidental to Main Use*	P	P	P	P	P	P	P	P	P	P	P	P	P P P
Swimming Instructions as Home Occupation*	S	S	S	S	S	S	S	S	S				
Swimming Pool (Private)*	P	P	P	P	P	P	P	P	P	P	P	P	P P P
Temporary Field Office or Construction Yard or Office*	Subject to Temporary Permit Issued by Building Official												
Tennis Court (Lighted)*	S	S	S	S	S	S	S	P	P	P	P	P	P P
Tennis Court (Private) (No Lights)*	P	P	P	P	P	P	P	P	P	P	P	P	P P

\* SEE APPENDIX A-3 FOR DEFINITIONS



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Accessory Building (Residential)*	P	P	P	P	P	P	P	P	P					
Caretakers or Guards Residence*	P	S	S	S	S	S	S	P	P	S	S	S	S	S
Garage/Accessory Dwelling*	S	S	S	S	S	S	S	S						
Home Occupation*	P	P	P	P	P	P	P	P	P					
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