

§ 520-27. - **Accessory and miscellaneous land use types.**

B. Detached accessory structure (for residential use).

(1) Such structure is an accessory structure serving a residential principal land use and building (e.g., a house or apartment building), but not attached to the principal building. It includes detached residential garages (including carports attached to detached garages) designed primarily to shelter parked passenger vehicles; utility sheds used primarily to store residential maintenance equipment for the same property; private recreation structures such as gazebos, and detached elevated decks or walkways associated with residential uses. Pole buildings shall be prohibited in any residential zoning district.

(2) Performance standards.

(a) See figures V(1) and V(2) [7] for the setback, floor area, and coverage standards associated with detached accessory structures in residential and rural residential zoning districts. Maximum floor area and total building coverage shall not exceed the maximums set forth in figure V(1) for each zoning district.

(b) No detached accessory structure (for residential use) shall be constructed on any lot prior to the establishment of a principal use on that same lot.

(c) Except within the Agricultural and Residential Zoning District, no hoop building shall be permitted as a detached accessory structure (for residential use), except on a temporary basis for a maximum of five consecutive days within a 30-day period for a special event such as a sale on the property following the issuance of a temporary use permit.

(d) Exterior walls of residential detached accessory structures shall be sided with wood, masonry, concrete, stucco, Masonite, vinyl or metal lap, or similar material approved by the zoning administrator. The exterior siding shall extend to the top of the foundation. If the top of the foundation is below grade, the siding shall extend to the ground. Siding shall be of similar material and color as the siding on the principal structure, except that where the siding on the principal building is stone or brick, another compatible material may be selected.

(e) Roofs of residential detached accessory structures shall be surfaced with any of the following materials: wood shakes; asphalt, composition, or wood shingles; clay, concrete or metal tiles; slate; built-up gravel materials; architectural standing seam metal roofing; metal roofing; rubber membrane (for flat roofs or roofs with no greater than a 1:12 pitch); or similar material approved by the zoning administrator. Shingles or other roof surfaces shall be of similar material and color as the roof surface of the principal building.

(f) No detached accessory structure (for residential use) shall be taller or have more floors above ground level than the principal building.

(g) No detached accessory structure (for residential use) shall occupy any portion of the minimum required front setback for principal structures in the zoning district.

(h) No detached accessory structure (for residential use) shall be located closer than ten feet from any other building on the lot, unless applicable building code requirements for one-hour fire-rated construction are met.

(i) No detached accessory structure (for residential use) shall involve or include the conduct of any business, trade, or industry, except for home occupations and residential businesses as described and limited elsewhere in this article IV.

(j) No detached accessory structure (for residential use) shall be occupied as a dwelling unit or otherwise used for human habitation unless it has first been approved for such use by the building inspector and meets all applicable code requirements for a dwelling.