

Section 18. - Accessory Building and Use Requirements.

18.1 General.

- A. Accessory building is defined as a detached subordinate building, the use of which is customarily incidental to that of the primary building or to the main use of the land and which is located on the same lot with the primary building or use.
- B. An accessory building shall not be used for commercial purposes in districts zoned Estate Residential (ER), Single-Family Residential (SFR), Multifamily Residential (MFR), or Manufactured Housing (MH).
- C. An accessory building may be constructed or placed on the building site only after a Building Permit has been issued by the City and the main building has been issued a Certificate of Occupancy or the accessory building is built concurrently with the main building.
- D. In districts zoned Single-Family Residential (SFR), Multifamily Residential (MFR), or Manufactured Housing (MH), a maximum of two (2) accessory buildings per building site will be permitted.
- E. In the Estate Residential (ER) zoning district, a maximum of four (4) accessory buildings per building site will be permitted.
- E. Lots contained within a building site shall not be sold separately.
- F. Lot(s) on which accessory building is located may be sold separately if all accessory buildings are removed from lots other than the lot containing the main building prior to sale.
- G. One additional accessory building used exclusively as a pumphouse is permitted on each building site.
- H. The placement and use of a construction trailer shall be allowed on any building site. Construction trailers shall be removed within 10 days of the issuance of a Certificate of Occupancy for the main building.

18.2 Size, Height and Placement Regulations for Accessory Buildings.

- A. An accessory building must be built or placed to the rear of the minimum required front setback line or at the front face of the main building, whichever is farthest from the front property line.
- B. In districts zoned Single-Family Residential (SFR), Multifamily Residential (MFR), or Manufactured Housing (MH), an accessory building must not be built or placed closer than three feet (3') from the side and rear property lines. An accessory building may not be built or placed in a utility easement.
- C. In the Estate Residential (ER) zoning district, an accessory building must not be built or placed closer than 10 feet from the side or rear property line or twenty feet (20') from a street right-of-way for a corner lot.

D. The maximum height of an accessory building shall not exceed twenty feet (20').

E. The permitted accessory building(s) must comply with all City, County, and State codes and regulations.

F. One private parking garage erected on the building site, either attached or detached from the existing dwelling, shall be exempt from the restrictions set forth in this Section, if the garage meets or exceeds the officially adopted residential building code in effect at the time of the building permit.

G. One carport may be erected on the driveway of the main building's building site. The carport may be erected beyond the front face of the main building and must comply with the area regulation setbacks.

H. Temporary storage containers will be allowed, if properly permitted through the City Building Official. Storage "PODS" and "Conex" Shipping Containers, or any other similar container shall only be allowed on a building site for no more than ninety (90) days. Incremental time extensions may be granted by the City Building Official, if extenuating circumstances can be substantiated, but no longer than six (6) months.

I. In districts zoned Single-Family Residential (SFR), Multifamily Residential (MFR), or Manufactured Housing (MH) the total floor space of all permitted accessory buildings may not exceed 5% of the total square footage of the building site or 1,500 square feet, whichever is less. All building sites shall be allowed to construct accessory building(s) up to a total of 250 square feet regardless of the size of the building site.

J. In the Estate Residential (ER) zoning district, the maximum lot coverage is a combined total twenty-five percent (25%) of main buildings and accessory buildings. The maximum area of one structure is 50% of the total square footage of the primary structure or 4,000 square feet, whichever is smaller.

18.3 Nonresidential Accessory Buildings.

A. The size and height of nonresidential accessory buildings shall be commensurate with the use of the main building.

B. In districts zoned Single-Family Residential (SFR), Multifamily Residential (MFR), or Manufactured Housing (MH), an accessory building must be built or placed to the rear of the minimum required front setback line or at the front face of the main building, whichever is farthest from the front property line, and must not be built or placed closer than three feet (3') from the side and rear property lines. An accessory building may not be built or placed in a utility easement.

C. In the Estate Residential (ER) zoning district, an accessory building must not be built or placed closer than 10 feet from the side or rear property line or twenty feet (20') from a street right-of-way for a corner lot. An accessory building may not be built or placed in a utility easement.

