
Sec. 152.104 Accessory uses.

- (A) Section 152.100 classifies different principal uses according to their different impacts. Whenever an activity (which may or may not be separately listed as a principal use in this table) is conducted in conjunction with another principal use and the former use: constitutes only an incidental or insubstantial part of the total activity that takes place on a lot; or is commonly associated with the principal use and integrally related to it, then the former use may be regarded as accessory to the principal use and may be carried on underneath the umbrella of the permit issued for the principal use. For example, a swimming pool/tennis court complex is customarily associated with and integrally related to a residential subdivision or multi-family development and would be regarded as accessory to the principal uses, even though the facilities, if developed apart from a residential development, would require a special use permit.
- (B) For purposes of interpreting division (A) above:
- (1) A use may be regarded as incidental or insubstantial if it is incidental or insubstantial in and of itself or in relation to the principal use; and
 - (2) To be "commonly associated" with a principal use, it is not necessary for an accessory use to be connected with the principal use more times than not, but only that the association of the accessory use with the principal use takes place with sufficient frequency that there is common acceptance of their relatedness.
- (C) Without limiting the generality of divisions (A) and (B) above, the following activities, so long as they satisfy the general criteria set forth above, are specifically regarded as accessory to residential principal uses.
- (1) Offices or studios within an enclosed building and used by an occupant of a residence located on the same lot as the building to carry on administrative or artistic activities of a commercial nature, so long as the activities do not fall within the definition of a home occupation.
 - (2) Hobbies or recreational activities of a noncommercial nature.
 - (3) The renting out of one or two rooms within a single-family residence (which one or two rooms do not themselves constitute a separate dwelling unit) to not more than two persons who are not part of the family that resides in the single-family dwelling.
 - (4) Yard sales or garage sales, so long as the sales are not conducted on the same lot for more than three days (whether consecutive or not) during any 90-day period.
- (D) Without limiting the generality of divisions (A) and (B) above, the following activities shall not be regarded as accessory to a residential principal use and are prohibited in residential districts.
- (1) Storage outside of a substantially enclosed structure of any motor vehicle that is neither licensed nor operational.
 - (2) Parking outside a substantially enclosed structure of more than four motor vehicles between the front building line of the principal building and the street on any lot used for purposes that fall within the following principal use classifications: 1.100, 1.200 or 1.400.

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