

§ 14.04.001 **Accessory uses and structures.**

Principal uses classified as allowed uses by the district regulations of this chapter shall be deemed to include accessory uses and activities that are customarily associated with, as well as appropriate, incidental and subordinate to allowed principal uses. Accessory uses and activities shall be subject to the same regulations as principal uses unless otherwise expressly stated.

**(1) Accessory buildings or structures.**

**(A) Setbacks.**

An accessory building may be detached from the principal building, or constructed such that it is physically attached to the principal building.

**(i)** An accessory building attached to a principal building shall be considered integral to the principal building, and shall meet the same minimum side and rear setback requirements as the principal building.

**(ii)** Except for those carports allowed in section **14.05.013**, no accessory building, either attached or detached, shall be allowed within the minimum front yard required on the lot.

**(iii)** An accessory building that is detached from the principal building, or attached with only a breezeway, shall be allowed to extend into the required side or rear yard as follows:

**a.** Where the wall or edge of the roof will adjoin an alley right-of-way, no setback shall be required.

**b.** Where the wall or edge of the roof will adjoin any other side or rear lot line, a minimum setback of five (5) feet from that side or rear lot line shall be maintained.

**(iv)** In no event may any part of any accessory structure extend beyond any property line.

**(v)** An accessory building that is detached from the principal building, or attached with only a breezeway, shall maintain a 5 ft separation from the principal building.

**(B) Size.**

A maximum accessory building floor area of 600 square feet or 50 percent of the floor area of the principal building, whichever is greater, shall be permitted on any residential lot. Bona fide farm and agricultural buildings shall be exempt from this requirement.

**(C) Prohibited structures.**

Shipping crates, railroad cars, truck or bus bodies and other similar containers shall not be used as accessory buildings in any ~~residential~~ district.

**(2) Satellite dish antennas in nonresidential districts.**

Satellite dish antennas in nonresidential districts shall meet the following conditions for installation.

(A) All permanent installations shall be installed according to the manufacturer's requirements and shall meet appropriate building setbacks.

(B) All antennas, whether for sales and service or for permanent installation, shall be located in a manner that will not interfere with pedestrian or vehicular movement, shall not be a visual obstruction to traffic, and will not eliminate off-street parking spaces required by this chapter.

(3) Satellite dish antennas in residential districts.

Satellite dish antennas in residential districts shall meet the following conditions for installation.

(A) Antennas shall not be located in required front or side yards.

(B) The minimum distance between any point of the antenna and any property line shall be two feet.

(C) Installation on a roof is allowed, provided the total height of the structure and the antenna does not exceed the district standard set forth in article **14.05**.

(Ordinance adopted 3/21/2022)