

§ 157.102 ACCESSORY AND UTILITY BUILDINGS.

(A) Except where specifically stated, the following restrictions apply only to structures in R-1 and R-2 Zoning Districts.

(B) Footings or concrete slabs are required for buildings larger than 144 square feet in any zoning district where permitted. Pole buildings shall not be allowed in any zoning district. However, private garages, permitted as accessory uses, may be constructed on floating slabs without continuous foundations.

(C) Building permits are required except for buildings smaller than 144 square feet that are detached in all districts.

(D) Accessory buildings shall not be constructed on any lot prior to the time of construction of the principal building to which it is accessory.

(E) Detached accessory buildings shall not exceed 15 feet in height.

(F) In the R-6 Zoning District, the height of the accessory building shall not exceed 80% of the principal building.

(G) In multi-family and commercial zoning districts, accessory structures shall be constructed of the same building material as the principal structure.

(H) Cellars, basements, tents, trailers and accessory buildings shall not, at any time, be used as an occupied dwelling unit.

(I) Maximum size of combined accessory structures shall not exceed 1,000 square feet. Total impervious coverage for any lot shall not exceed 35%.

(J) All detached structures larger than 144 square feet shall be of compatible design and a complementary color scheme to that of the principal building.

(K) Maximum number of accessory buildings (not including primary garage) serving any one principal structure shall be two, with a limit of one over 144 square feet.

(L) Any utility building shall not be used for storage of commercial equipment.

(M) Minimum size of utility buildings shall be 36 square feet and maximum size shall be 144 square feet. Maximum height shall be 15 feet.

(N) Utility building setbacks shall be five feet from all property lines and outside of utility easements.

(O) One utility building per property.

(P) Shipping/storage containers and trailers in residential areas shall be prohibited for use as a storage structure, except as a temporary unit for moving purposes for a period of not more than one consecutive month in a 12-month period or as a temporary construction project container for a limited time not to exceed three consecutive months.

(Ord. passed 12-17-2014; Ord. 4, passed 4-27-2016)