

## 8.2 Accessory Structures and Uses

- A. Accessory Buildings and structures with a floor space larger than  ~~fifty (50)~~ one hundred (100) square feet require a zoning permit.
- B. A building attached to a principal building by a covered passageway, or having a wall or part of a wall in common with it, shall be considered an integral part of the principal building and not an accessory building.
- C. Accessory buildings require a principal building on the same parcel except if the parcel is a 3-acre or larger operating farm, in which instance a barn and/or a farm stand may be a principal building if there are no other buildings.
- D. ~~In Residential Districts, the footprint size, measured in square feet, of all accessory buildings combined shall not exceed 75% of the footprint size of the principal building unless the accessory building is a barn on an operating farm of 3 acres or more.~~
- E. In Residential Districts, the height of an accessory building shall not exceed 75% of the height of the principal building, or twenty (20) feet, whichever is greater, unless the accessory building is a barn on an operating farm of 3 acres or more.
- F. In Residential Districts, Accessory Buildings shall be located in rear yards or in side yards and are prohibited in front yards.
- G. In Residential Districts, Accessory Buildings that are used primarily for the storage of motor vehicles may be located no closer to the street than the extended front plane of the principal structure or the minimum front-yard setback for the zone, whichever is less.
- H. When located in a Side Yard, an Accessory Building shall be situated no closer to a side lot line than the minimum width required by a Side Yard for a principal building. When located on a corner lot, an Accessory Building shall be no closer to a side street lot line than at least the depth of any Front Yard required along such street. No Accessory Building located in a Rear Yard shall be closer to a lot line than six (6) feet. When a lot fronts on two (2) parallel streets, any Accessory Building shall be located on the one-third (1/3) of the lot farthest from both streets

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