

## SECTION 405.350: ACCESSORY USES AND STRUCTURES

Accessory uses and structures shall be subject to setback requirements as prescribed in the district regulations except as provided in this Section. The following permitted accessory uses and structures shall be allowed in any zoning district in connection with any permitted principal use:

1. Permitted accessory uses and structures include, but are not limited to, the following:
  - a. A structure for storage incidental to a permitted use; provided however, that no storage structure that is accessory to a residential building shall exceed two hundred (200) square feet in gross floor area, the use shall be in keeping with the principal structure, and no part of such structure shall be located in the front yard setback.
  - b. A child's playhouse, provided it shall not be more than one hundred twenty (120) square feet in gross floor area, and it shall not be located in the front yard setback.
  - c. A detached garage or other accessory structure, provided that no part of such structure exceeds eight hundred (800) square feet in gross floor area, or ten percent (10%) of the lot area, whichever is greater.
  - d. A private swimming pool and bathhouse, provided that a swimming pool shall be allowed within required rear and side yards.
  - e. Statuary, arbors, trellises, flagpoles, fences; walls and hedges shall be allowed within the required setback areas.
  - f. Signs in "C-1" or "C-2" Districts and those allowed for home occupations.
  - g. Off-street parking and loading spaces.
  - h. Restaurants, drug stores, gift shops, clubs, lounges and newsstands, when located in a permitted hotel, motel, or office building.
  - i. Employee restaurants and cafeterias, when located in a permitted business, manufacturing or industrial building.
  - j. Storage or use of accessory uses, such as boats, boat trailers, camping trailers, or converted buses or trucks; except that such uses shall be allowed within required rear yards and within established side and front yards if placed upon a hard surface as defined in the off-street parking regulations. Such uses shall not include the outdoor storage or parking of commercial trucks or buses which exceed a three (3) ton manufacturer's rating hauling capacity in a residential district.
  - k. Satellite dish antennas, except that such accessory structures shall not be allowed within established front yards.
  - l. Home occupations subject to limitations set forth in Section 405.370 of this Article.
2. Bulk regulations applicable to accessory structures and uses.

a. No accessory structures or uses shall be located within a required or established front yard, nor closer than five (5) feet from any side or rear lot line.

b. No accessory structure shall be located closer than ten (10) feet to a principal structure on the same lot.

c. All accessory structures and uses on corner lots shall be set back from the side street a distance not less than that required for the principal structure.

d. A garage, whether it is accessory or detached, shall maintain a twenty (20) foot setback when entered from a street side yard or alley.

e. The maximum sidewall height for all accessory structures shall not exceed twelve (12) feet.

3. Use limitations.

a. Accessory structures and uses shall comply with the use regulations applicable in the zoning district in which they are located, but no accessory structure shall be constructed and occupied on any lot prior to the completion of the construction of the principal structure to which it is accessory.

b. No accessory structure shall be used for dwelling purposes.