

**Sec. 18-27. Accessory uses and structures.**

(a) *Accessory structures other than buildings.* Accessory structures not classified as buildings shall be subject to the setback and offset requirements for buildings in the district in which they are located, except as may be specifically otherwise provided herein.

(b) *Permanent accessory structures.*

(1) Any permanent roofed structure serving an accessory use, if structurally attached to the principal building, shall be considered as part of such principal building for all regulatory purposes.

(2) Any permanent accessory structure classified as a building or structure shall conform to the building location and height requirements of the district in which it is located except as may be otherwise provided.

(3) Garages, sheds, storage units and other like-use accessory structures in a residence district or on a lot where the principal use is residential shall conform to the following in addition to the above stated requirements:

a. The total of all detached garages, sheds, storage units and other like-use accessory structures shall not exceed a combined total floor area greater than 60 percent of the floor area of the principal building on the lot.

b. The total number of structures shall be limited to one detached garage and one other like-use accessory structure in addition to the principal structure. In districts where multiple family dwellings are allowed, the number of detached garages plus other like-use accessory structures may not exceed the number of buildings on the lot.

(4) Accessory Living Quarters (ALQs) when allowed in a residential zoning district must be incidental and subordinate in size, impact and purpose to the principal dwelling, and shall conform to the following in addition to the above stated requirements:

a. Only one (1) ALQ shall be allowed on any one site, when allowed by that zoning district.

b. Accessory Living Quarters shall be no more than 50 percent of the square footage of the principal residential structure or 1,500 square feet, whichever is smaller in size.

c. May be located within a principal structure, provided that all other zoning requirements are met (i.e., setbacks, offsets, building height, impervious surface area, parking, etc.)

May be located within an existing nonconforming principal structure provided the nonconformity is not enlarged to accommodate it. Residential Density Factors do not need to be met if located in a principal structure.

d. May be located in an existing conforming accessory structure, so long as accessory use is still present, such as a garage or storage, and provided Residential Density Factors have been met. Shall not be located in a nonconforming accessory structure.

e. Shall not be considered an additional principal structure on a lot.

f. Shall not be located in a boat house or in a structure less than 50 feet from the ordinary high water mark.

g. ALQs shall not be sold separately from the remainder of property.

h. The presence of an ALQ shall not prohibit the application of more than one principal structure on a lot. (All procedures and requirements of applying for and allowing more than one principal structure on a lot shall be followed.)

(c) *Temporary accessory structures.* Any temporary accessory structure classified as a building or structure, including pole and canvas structures, shall conform to the building location and height requirements of the district in which it is located except as may be otherwise provided.

(d) *Modification permitted.* In the case of a permanent or temporary accessory building or structure not exceeding 150 square feet in ground area or any other permanent structure serving an accessory use, and not attached to the principal building on the lot, the setback, offset, height, and open area requirements of the district in which such structure is located may be modified by the plan commission as a conditional use, upon submittal of building, site, and operational plans, where in the commission's opinion no adverse effect would result to surrounding properties from such modification. In granting such modification, the plan commission may require such architectural treatment, screening by landscape or architectural means, regulation of lighting or other measures, as they deem necessary as a condition to such modification.

(e) *Objectionable use prohibited.* No accessory use or structure shall be permitted that by any reason of noise, dust, odor, appearance, or other objectionable factor creates a nuisance or a substantial adverse effect on the property value or reasonable enjoyment of the surrounding properties.