

Storage Buildings and Accessory Structures

Requirements & Size Limitations

In R-2, R-3, R-4 and LR

- a. One 1,200 sq. ft. accessory structure, not exceeding the total ground floor area of the principle structure (dwelling), with a maximum height of 20 ft. at the peak.
- b. Where there is no dwelling, the maximum size is 1,200 sq. ft., not exceeding a maximum 15% lot coverage.
- c. Small sheds (under 200 sq. ft.) are permitted in all zoning districts with only a Zoning Clearance permit. A maximum of three (3) such buildings shall be allowed on parcels less than 2 acres.

In AF and AG, R-1

- a. One 1,800 sq. ft. accessory structure, not exceeding 24 ft. in height at the peak is allowed on parcels less than 2 acres.
- b. Two 2,400 sq. ft. accessory structures, not exceeding 24 ft. in height is allowed on parcels 2 -5 acres.
- c. Two 3,000 sq. ft. accessory structures, not exceeding 24 ft. in height are allowed on parcels greater than 5 acres.
- d. On parcels of 2 to 5 acres, a maximum of four (4) small sheds (under 200 sq. ft.) shall be allowed. On 5 acres or greater in these districts, a maximum of one (1) per acre shall be allowed.

In C-1, C-2, C-3, I

- a. 5,000 sq. ft. accessory structure, not exceeding 30 feet in height.

The Planning Commission, at a Special Use Permit hearing, may approve accessory structures that exceed the maximum size requirements as follows:

1. *In the R-2, R-3, R-4 and LR Districts accessory structures may be approved to exceed the size of the home, 15% of the lot size or the maximum 1,200 sq. ft. requirement.*
2. *In Districts R-1, AF and AG, accessory structures may be approved to exceed the allowable square footage.*

Accessory Use, Building or Structure: A use, building, or structure which is clearly incidental to, customarily found in connection with, subordinate to, and is located on the same zoning lot as the principal use to which it is exclusively related. **May also include structures on property with no primary use in residential and agricultural districts, primarily used for storage.**