

CHAPTER 1119
Accessory And Temporary Uses

1119.01 ACCESSORY USES AND STRUCTURES.

Accessory uses and structures shall be incidental and subordinate to the main use. Accessory uses and structures shall only be permitted provided they do not alter the character or intent of the zoning district and comply with the following:

(a) General Provisions.

- (1) The accessory structure or use is customarily found in connection with a main building, structure or use that is permitted or conditionally permitted in the district in which the proposed accessory use is located.
- (2) Accessory structures shall only be constructed and accessory uses shall only be established concurrent with or after the construction of the main structure on the same lot.
- (3) In no case shall the height of the accessory structure exceed the maximum height of the main building.
- (4) Unless otherwise permitted by this Code, accessory uses and structures located within a front yard shall meet the front yard setback requirements of the main building.
- (5) An accessory structure that is attached to the main building shall be considered an integral part of the main building and shall comply with the requirements of the applicable zoning district. Any accessory structure shall be considered as an integral part of the main building if it is connected to the main building either by common walls or by a breezeway or roof.
- (6) Accessory uses and structures shall be subject to any applicable building code and fire code regulations and shall require a Certificate of Compliance and payment of the required fee prior to construction or otherwise commencing the use.

(b) Exemptions.

- (1) Small accessory structures such as doghouses, benches, and landscape features shall be exempt from the provisions of this section provided they do not have a footprint that exceeds 12 square feet.
- (2) Gardens and the raising of crops for the personal use of the residents, tenants, or property owners, may be grown in any yard except the front yard, without a permit.

(c) Prohibited Accessory Structures. Quonset huts, steel arch buildings, inflatable garages, and portable garages, temporary garages, portable carports, temporary carports, portable containers, converted storage or shipping containers, are prohibited accessory structures in residential and commercial districts.

- (d) On lots where any single family or duplex dwelling unit is located, no more than 60% of the rear yard may be occupied by accessory structures, including decks and pavement for driveways, patios or pools; provided, however that such structures meet all other requirements of this Code.

1119.02 PERMITTED ACCESSORY USES AND STRUCTURES.

(a) The following table presents the permitted accessory uses and structures with reference to applicable regulations for specific uses. All uses are subject to the General Provisions of Section 1119.01. A blank cell indicates that a use is prohibited in the respective zoning district.

Uses	S-1 R-1 R1-60 R-2	B-1 B-2	B-3 DD	M-1 M-2	Permit/Certif icate of Compliance Required	Standards
P = Permitted						
Accessory Dwelling Unit		P	P		Yes	1119.03
Detached structures 12 sq. ft. or less	P	P		P	No	
Detached structures including garages carports and sheds	P	P		P	Yes	1119.04
Fences	P	P	P	P	Yes	1119.05
Gardening, personal	P	P	P	P	No	
Home Occupation	P	P	P		Yes	1119.06
Outdoor Dining		P	P		Yes	1119.07
Outdoor Sales		P	P		Yes	1119.08
Outdoor Storage/Bulk Sales				P	Yes	1119.09
Outdoor Vending Machines		P	P	P	Yes	1119.10
Donation Boxes		P		P	Yes	1119.11
Porch, Patio and Deck Structures	P	P	P		Yes	1119.12
Incidental Retail Sales				P	No	1119.13
Swimming Pool, private	P				Yes	1119.14
Utility Structures					Yes	1119.15
Offices				P		

(b) Standards for an accessory use not specifically listed in Section 1119.02(a) shall be the same as an accessory use listed in Section 1119.01(a) upon a finding by the Administrator that the unlisted use meets the General Provisions of Section 1119.01 and that the unlisted use and the listed use are similar based upon the nature, size and intensity of the unlisted use when compared to the listed use.

1119.03 ACCESSORY DWELLING UNITS.

The following standards shall apply to accessory dwelling units:

- (a) The accessory dwelling unit shall be accessory to the main permitted nonresidential use on the property.
- (b) Each accessory dwelling unit shall meet the minimum parking requirements of Chapter 1125 in addition to the minimum number of spaces required for the main permitted use.
- (c) The accessory dwelling units shall occupy the same building as the main use.
- (d) The accessory dwelling units may exceed the commercial use in total floor area provided the residential use does not occupy the ground floor of the building.
- (e) The minimum floor area requirements per accessory dwelling unit shall be as required for multi-family units in the R-2 District.

1119.04 DETACHED STRUCTURES.

Any accessory buildings or structures greater than 12 square feet -shall comply with the following specific standards and conditions:

- (a) Accessory buildings or structures shall be limited to two (2) structures per lot in residential and commercial districts. Accessory buildings or structures shall include detached garages, carports and sheds.
- (b) On a lot in a residential or commercial district one accessory structure shall not exceed 768 square feet and the other structure shall not exceed 300 square feet.
- (c) On a lot where any single family or duplex dwelling unit is located, accessory buildings or structures shall be located five (5) feet from any side yard and three (3) feet from any rear yard.
- (d) On lots where any commercial or industrial use is located, accessory buildings or structures shall be located five (5) feet from any side or rear yard; provided however, that any setback requirements of this Code are also met.
- (e) The maximum height shall be:
 - (1) Sixteen (16) feet or the height of the main structure, whichever is less in residential districts.
 - (2) The height of the main structure in commercial and industrial districts
- (f) Private swimming pools shall not be subject to the requirements of this section, but shall be in conformance with Section 1119.14.
- (g) Accessory buildings and structures shall have roof material that complies with the appearance standards of Section 1115.06 and be architecturally compatible with the main building on the same lot.
- (h) Exterior siding of all accessory buildings and structures shall comply with the appearance standards of Section 1115.06 and be architecturally compatible with the main building on the same lot.
- (i) Any detached garage or carport shall be served by a hard surface driveway and parking pad that consists of an approved impervious material and shall have a minimum width of ten (10) feet.