

Article	<h1>General Provisions</h1>
<b>XX</b>	

**Section 20.01 — Scope:**

No building or structure, or part thereof, shall hereinafter be erected, constructed, reconstructed or altered and maintained, and no new use or change shall be made or maintained of any building, structure or land, or part thereof, except in conformity with the provisions of the Ordinance.

**Section 20.02 — Accessory Buildings in Residential Districts:**

In AG, ROS, RV, R, and RM Residential Districts accessory buildings, except as otherwise permitted in this Ordinance, shall be subject to the following regulations:

1. *Attached Accessory Building.* Where the accessory building is structurally attached to a main building, it shall be subject to and must conform to all regulations of this Ordinance applicable to main buildings.
2. *Height Limitation.* A detached accessory building shall;
  - A. not exceed one-story or sixteen (16') feet in height measured at the eave, or
  - B. within the boundaries of a recorded plat said height shall not exceed fourteen (14') feet. (See Section 2.02 (# 26) together with accompanying illustrations for definition and means of determining "building height").
3. The accessory building(s) shall be aesthetically compatible in design and appearance with residences in the vicinity and shall have a minimum roof pitch of 4/12.
4. *Permitted Location.* An accessory building, except as otherwise provided herein, shall be located only in a rear yard, and when outside the boundaries of a recorded plat, may also be located in a non-required side yard provided it is setback at least fifteen (15') feet from the side lot line. When located in a rear yard, the following provisions shall apply:
  - A. An accessory building may not occupy more than twenty-five (25%) percent of a required rear yard, plus forty (40%) of any non-required rear yard,
  - B. When located in a rear yard, an accessory building shall not be located nearer than fifteen (15') feet to any adjoining side or rear lot line.
5. *Prohibited within Easement.* In no instance shall an accessory building be located within a public or private dedicated easement or right-of-way.
6. *Corner Lot Provisions.* When an accessory building is located on a corner lot, the side lot line of which is substantially a continuation of the front lot line of the lot to its rear, said building shall not project beyond the front yard line required on the lot in rear of such corner lot. When an accessory building is located on a corner lot, the side lot line of which is substantially a continuation of the side lot line of the lot to its rear, said building shall not project beyond the side yard line of the lot in the rear of such corner lot.

7. *Double Frontage Lot Provisions.* In the case of double frontage lots, accessory buildings shall observe front yard requirements on both street frontages whenever there are any principal buildings fronting on said streets in the same block or on adjacent blocks.
8. *Minimum Distance from Main Building.* No accessory building shall be located closer than ten (10') feet from any main building.
9. *Must be Accessory to Main Building.* By definition, an accessory building is clearly incidental to the principal building housing the main use; therefore, the Building Inspector shall not issue a Building Permit for an accessory structure prior to the issuance of a building permit for the main or principal building.
10. *Limited to Lawful Uses.* An accessory building shall be used solely for the purpose of accommodating lawful accessory uses as defined and permitted in the district in which the accessory building is located.

<b>Article</b>  <b>XVI</b>	<h1 style="margin: 0;">Schedule of District Regulations</h1>
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**Section 16.01 — Schedule of Regulations By Zoning District**

SCHEDULE OF DISTRICT REGULATIONS LIMITING HEIGHT, BULK, DENSITY & AREA BY ZONING DISTRICT (A)											
DISTRICT	Minimum Lot Size		Minimum Yard Setbacks (B) <small>(per lot in feet)</small>				Maximum Height of Structures (E)		Maximum Lot Coverage By Buildings	Minimum Floor Area Per Unit	
	Area	Width (in Feet)	Sides			Stories	Feet				
			Front (C)	Minimum Side (D)	Total of Two			Rear			
IA, Intensive Agriculture (R)	10 acres	660 (C)	50 (C2, F)	50 (F)	100	50 (F)	2	30 (G)	30%	(S)	
AG, Agriculture (R)	2.5 acres	330 (C)	50 (C2)	20	40	50	2	30	20%	(S)	
ROS, Recreation & Open Space (R)	2.5 acres	330 (C)	50 (C2)	30	60	50	2	30	10%	(S)	
RV, Village Residential											
-One-Family Dwellings (R)	12,000 sq. ft.	65 (C)	30 (C2)	7.5	15	40	2	25	30%	(S)	
R, Residential											
-One-Family Dwellings (R)	1.25 acres	165 (C)	40 (C2)	15	30	50	2	25	30%	(S)	
RM, Multiple-Family Res. (R)											
-Multiple Family Projects	(L, J)	—	40	25	50	50	2	30	30%	(K)	
-Manuf. Housing Comm. Dev. (L)	15 acres	—	—	—	—	—	—	25	—	760 sq. ft.	
-Two-Family Dwellings	102,300 sq. ft.	310 (C)	40 (C2)	20	40	50	2	25	30%	(S)	
B-1, Neigh. Business	—	—	25 (M, Q)	10 (N)	20 (N)	20	2	25	—	—	
B-2, General Business	—	—	20 (M, Q)	10 (N)	20 (N)	20	2	25	—	—	
I-1, Light industrial	—	—	30 (O, P, Q)	15 (P)	30 (P)	30 (P)	2	30	50%	—	
I-2, Heavy Industrial	—	—	40 (O, P, Q)	20 (P)	40 (P)	20 (P)	—	40	—	—	

\*Footnotes to this schedule are found in section 16.02.