

176.32 ACCESSORY BUILDINGS AND USES. This section is intended to provide that accessory buildings and uses are compatible with the principal use of that property on which they are located, as well as adjacent properties.

1. Attached Buildings and Structures. Attached accessory buildings and structures shall meet all the requirements of this chapter which apply to the principal structure to which they are attached.
2. Detached Buildings. Detached accessory buildings and structures shall:
 - A. Location:
 - (1) Not be located in a required front yard.
 - (2) If located partially or completely between the side lot line and the main building on the lot, detached accessory buildings and structures shall meet the minimum side yard requirements established for the principal building to which it is accessory.
 - (3) Not be closer than 3 feet to any other lot line. However, a roof or canopy of an accessory building may project into a required side yard a point one-third the distance to the lot line from an exterior wall.
 - (4) Shall not occupy more than 40% of the required rear yard.
 - (5) Be set back from any adjacent street in accordance with the minimum distance required for a principal building on a lot.
 - (6) No portion of an accessory building shall be located closer than three (3) feet to the principal building or other accessory structure on the same lot.
 - B. Size.
 - (1) In districts that permit single family homes, the aggregate total square footage of a detached accessory structure shall be no greater than nine hundred (900) square feet.
 - (2) The height of a detached accessory structure may not exceed the height of the principal building.
 - C. Design:
 - (1) The detached accessory structure shall be constructed to compliment the principal building including the use of similar materials and color palette of the principal building.
3. Exceptions for Accessory Structures.
 - A. Detached accessory structures may exceed the 900 square feet limitation after approval of a Conditional Use Permit provided the following conditions are meet:

- (1) All other standards of Section 176.32 are maintained and met.
 - (2) In the A-I and AA zoning districts the detached accessory structure shall meet the setback requirements established for the principle building, except that the setback shall be established at 50' from any property line adjacent to a residential district.
4. Time and Construction. An accessory structure or use may not be constructed or established prior to commencement of construction or establishment of the principal structure or use to which it is accessory.
5. Use of Dwelling Restricted. No accessory structure shall be used for living, sleeping, or housekeeping services except by domestic employees employed on the premises and the immediate families of such employees, and then only when said structure has met all City Codes and Ordinances relating to residential construction and occupancy. Additionally, no such occupancy shall be permitted prior to issuance of a certification of occupancy for the principal structure.
6. Accessory Commercial Uses.
 - A. A coffee shop, gift shop, cafeteria, news stand, barber shop, beauty shop, pharmacy, or similar accessory commercial service uses may be established as an accessory use within a nursing, rest, or convalescent home in an R-5, R-6, R-6A, or 0-1 District, provided such home contains at least 50 patient beds.
 - B. A coffee shop may be established as an accessory use in a multiple-family structure provided such structure or related complex of structures contains at least 36 dwelling units.
 - C. Such accessory commercial service uses shall be for the convenience of and for service to the residents, patients, guests, or employees occupying the building. No off-premises advertising of any kind shall be allowed in connection with an accessory use.
 - D. No exterior signs shall be placed on the premises indicating to the general public that a portion of the premises is being used for an accessory use.
7. Accessory Child Care Facilities. Child care facilities, including nursery and preschools, shall be permitted as accessory uses in churches and public, quasipublic, and private institutional buildings, subject to compliance with City Building Codes and all other applicable State and local regulations.
8. Swimming Pools. Private swimming pools may be located in rear yards' subject to compliance with City Building Codes and all other applicable State and local regulations.
9. Single-family Dwellings in the R-M District. One single-family detached dwelling may be considered an accessory use in a manufactured/mobile home community, provided that such dwelling be used only as a residence for a watchman, custodian, or manager and his/her family located on the premises where he/she is employed.
10. Solar Energy Collector. A solar energy collector and heat storage unit of size needed to supply the building to which it is appurtenant shall be considered an accessory use and be so regulated.

11. Bulletin Boards. Church, institutional, public, and quasi-public building bulletin boards are permitted accessory uses and may be located in a required front or side yard, provided the placement of such bulletin boards do not obstruct the required corner visual clearance or otherwise present a traffic safety hazard.

12. Garage Setbacks. The front side (that is, the side containing the main garage door) if either a detached or attached garage shall be set back a minimum of 25 feet from the property line.

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