

DEPARTMENT OF INSPECTIONS
TELEPHONE: (716) 286-4450

ACCESSORY BUILDINGS

Accessory buildings shall be defined as, but shall not be limited to detached garages, sheds, and gazebos.

1. An accurate and correct survey shall be required prior to the issuance of the required building permit.
2. An accessory building, detached or attached to a main building in no other manner than by a breezeway or a covered passageway with open or latticed sides, and not exceeding a height of one one-story and in the case of a flat roof a height of 12 feet or in the case of a roof of any other type, a height of 16 feet with side walls not exceeding 10 feet in height, may occupy not to exceed 30 percent of the area of any required rear yard.
3. Any accessory building located other than in a rear yard shall comply in all respects with the requirements of this Zoning Ordinance applicable to main buildings.
4. No accessory building shall be located nearer than 3 feet to any side or rear lot line.
5. No accessory building that is detached or that is attached to a main building by a breezeway or a covered passageway with open or latticed sides shall be located nearer than 6 feet to such main building.
6. An accessory building that is attached to a main building in any other manner than that specified in paragraph number five shall be deemed to be a part thereof and shall comply in all respects with the requirements of this Zoning Ordinance applicable thereto.
7. No accessory building on a corner lot, vehicular access to which is from the side street, shall be located nearer to the side street line thereof than a distance equal to the width of the side yard required on such side street side of such lot.
8. When the rear yard on a corner lot adjoins the front yard of a lot to the rear, no accessory building on such corner lot shall be located nearer to the street line of the street on which the lot to the rear faces than a distance equal to the depth of the front yard required on such lot to the rear, provided that this regulation shall not be applied so as to require that the line of such accessory building that faces toward such street and is nearest thereto shall be nearer to the lot line opposite such street line than a distance of 25 feet.
9. No door of any accessory building or improvement, which doors opens into an alley, shall be erected, constructed, or established nearer to the center of such alley than a distance of 15 feet. This requirement shall not apply to any fence.