

Garage and Accessory Structure Regulations

1173.06 REGULATION OF ACCESSORY USES AND BUILDINGS.

It is the purpose of Section 1173.06, inclusive of this Ordinance, to regulate accessory uses in order to promote the public health, safety and welfare. It is the intent of this Section to permit such uses to be established and maintained in a manner which makes them compatible with principal uses and harmonious with uses upon adjacent properties. This Section shall apply to the location and maintenance of accessory uses as herein defined. A Zoning Permit is required. (Ord. 99-45. Passed 7-13-99.)

A. General Requirements

Except as otherwise provided in this Ordinance, an accessory use or structure shall be permitted in association with a principal use or structure provided that:

1. It shall not contain or be used as a dwelling unit.
2. It shall not exceed fifteen feet (15') in height.
3. It shall meet all yard requirements of the principal use, except as modified by the District Regulations in Chapters 1151 through 1167.
4. An accessory building may be detached from the principal building or erected as an integral part of the principal building, or it may be connected therewith by a breezeway or similar structure.
5. Except as provided in Section 1173.09, accessory buildings shall only be erected in a rear yard, and shall not occupy more than thirty-five percent (35%) of the rear yard. (Ord. 2000-52. Passed 6-20-00.)
6. All accessory buildings shall be erected at least six feet from any dwelling which it is not an integral part of and shall be at least six feet from any other accessory building, and shall be at least five feet from all lot lines of any adjoining lot within any R District. No part of any accessory building shall be erected on any lot at a distance greater than 250 feet from the street right-of-way line located at the front of the lot. (Ord. 2001-71. Passed 9-4-01.)