

## **20.11.000      ACCESSORY USES AND STRUCTURES**

### **20.11.010      GENERAL.**

1. Any accessory use or structure shall conform to the applicable regulations of the district in which it is located except as specifically otherwise provided.
2. Any accessory use or structure not identified hereafter shall not be permitted unless approved by the Plan Commission.
3. No accessory use or structure shall be permitted that by reason of noise, dust, odor, appearance or other objectionable factor creates a nuisance or substantial adverse affect on the property value or interferes with the reasonable enjoyment of the surrounding properties.
4. Any permanent roofed structure serving an accessory use if attached to the principal building shall be considered as part of such principal building for all regulatory purposes. If such structure is a building and is not attached to the principal building it shall conform to the building location, height, and open space requirements of the district in which such building is located.

### **20.11.020      DETACHED GARAGES.**

1. The primary use of the garage must be the required parking use.
2. No garage shall be used for carrying on of any general warehousing, metalworking, woodworking, masonry, carpentry, and any contracting or repair business.
3. No more than one detached garage is permitted on a lot.
4. No detached garage shall have a floor area greater than 720 sq. ft. with doors that will accommodate no more than three (3) vehicles except that, in lieu of a permitted accessory shed, a storage area not exceeding 150 sq. ft. may be added on to a garage if the floor area of the garage, before such addition, does not exceed 720 sq. ft. maximum allowed.
5. Subject to the maximum floor area limitation provided in subsec. 20.11.020 (4) hereof, no detached garage shall have a floor area greater than 60% of the floor area of the principal building on the lot.
6. Only one (1) floor, with storage in the attic space, is permitted and the slope of the roof shall not exceed the pitch or the height of the principal structure.
7. Carports or covered storage areas are permitted only when attached to an approved structure and shall be included when calculating the structure's maximum permitted floor area. Carports and covered storage are not permitted as stand-alone structures.

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8. If a premises has an existing attached garage structure, no detached garage shall be permitted except upon the following conditions, which are hereby made a part of any permit so issued:
  - a. The existing driveway shall be removed and landscaped.
  - b. The garage door(s) shall be removed and the wall shall be remodeled to be compatible with the existing building.
  - c. Subsecs. a. and b. shall be completed within one (1) year of the date of issuance of the garage permit.
  - d. Any further remodeling of the interior shall require a separate permit.

## **20.11.030      SHEDS.**

1. No more than two (2) accessory buildings shall be permitted on a lot.
2. The maximum height of a shed shall be 15 feet.
3. The maximum floor area of a shed shall be 150 sq. ft.
4. Covered storage areas are permitted only when attached to an approved structure and shall be included when calculating the structure's maximum permitted floor area.
5. Sheds shall be constructed of solid common building materials or kits of pre-molded plastic-like materials commonly found in home improvement stores.
6. Foundations are not required unless the shed is constructed of masonry materials.
7. The shed shall be anchored to the ground to prevent uplift.

## **20.11040      FENCES.**

1. Fences shall be constructed of masonry, wood or other common fencing materials available from retail suppliers and fencing contractors. Materials such as barbed wire, chicken wire, snow fencing, safety fencing, doors, etc. shall not be permitted.
2. Structural supports of the fence shall face the interior of the lot and be capable of supporting the fence and the wind loads imposed on it.
3. Except for structural supports, both sides of a fence shall be constructed of the same materials, and shall be of the same color and appearance.
4. Fences shall be plumb and straight when fully erected.

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5. Fences are permitted to be erected up to the lot line.
6. The maximum height of a fence, or any portion thereof, located within the setback area shall be four (4) feet. Outside of the setback area, within the offset area, and in all other areas on the lot a fence may be a maximum of six (6) feet in height except that:
  - a. An additional two (2) inches of height shall be permitted to hold fencing materials above grade and to allow for slight variation in grades.
  - b. An eight (8) inch step in the top of an eight (8) foot long section of fencing shall be permitted to allow for sloped yards.

## **20.11.050 MISCELLANEOUS ACCESSORY STRUCTURES.**

1. Walks, patios, drives and purely decorative garden accessories such as manufactured ponds, fountains, statuary, etc., that are less than four (4) feet in height are permitted in the setback and offset areas but in no event shall they be located closer than three (3) feet to any lot line.
2. Arbors or trellises used to cover or embellish an entry way that are less than seven (7) feet in height shall be permitted in the setback and offset areas but in no event shall they be located closer than three (3) feet to any lot line.
3. Decks, arbors, trellises, walls, poles, children's play apparatus, lattice or other screening devices and other approved structures shall conform to the applicable regulations of the district in which they are located.
4. Retaining walls shall be permitted in the setback and offset areas, except that:
  - a. Retaining walls shall not be closer than three (3) feet to an abutting lot line.
  - b. No individual wall shall exceed six (6) feet in height, and a terrace of at least three (3) feet in width shall be provided between any series of such walls.
5. Attached antennas and satellite dishes not exceeding six (6) feet in height, measured vertically from base to vertex including all mounting hardware and related equipment, shall be permitted.
6. Solar devices, windmills, detached antennas and satellite dishes, etc. shall

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not be permitted unless approved by the Plan Commission.

### **20.11.060      SPECIAL EXCEPTIONS.**

1. Upon submittal of a building, site, and operational plan, the Plan Commission may grant a special exception to the setback, offset, height, and open space requirements of the zoning district in which an accessory structure is located if the Commission determines that granting such special exception would not have a substantial adverse affect on surrounding properties by reason of noise, dust, odor, appearance or other objectionable factors, nor create a nuisance or substantial adverse affect on the property value or interfere with the reasonable enjoyment of the surrounding properties.
2. In granting a special exception, the Plan Commission may require such architectural treatment, screening by landscape or architectural means, lighting requirements or limitations, or other measures which, in the judgment and discretion of the Commission, shall be necessary conditions of such special exception.