

- (1) The building or structure is compatible in appearance, age and character with existing buildings and structures in the area;
- (2) The building or structure meets all code requirements for new buildings or structures;
- (3) The building or structure is compatible with any other buildings or structures existing on the same property; and
- (4) The building or structure meets all other requirements of this chapter and any other city ordinances.

§ 156.107 ACCESSORY STRUCTURES AND USES.

(A) Accessory Structures – Residential Uses

- (1) No more than two detached accessory buildings are permitted on any single-family, detached dwelling parcel located in any district except R-1. Combined aggregate square footage for detached accessory structures shall not exceed 200 square feet or 2% of the lot area, whichever is greater, except if the lot has no attached garage, the largest detached structure may not exceed the square footage of the main floor dwelling.
- (2) In no event may any accessory building exceed the square footage of the main level of the principal structure, except in the R-1 District.
- (3) No accessory structure may be constructed on a parcel without a principal structure.
- (4) No accessory structure shall be erected or located within any required yard other than the rear yard.
- (5) Detached accessory buildings must have a minimum of a 5-foot interior side setback and a 10-foot rear setback. Where a rear or side yard abuts a street, an accessory building shall be set back a minimum of 20 feet from the street property line. No structure may be placed in an easement except bridges by written permit approved by the City Council.
- (6) In case an accessory structure is attached to the main building, it shall be made structurally a part of the main building and shall comply in all respects with the requirements of this chapter applicable to the main building.
- (7) An accessory building, unless attached to and made a part of the main building, shall not be closer than 6 feet to the main building, except as otherwise provided in this section.
- (8) The total area of an attached accessory building (garage) shall be no greater than 1,500 square feet per level, but in no event may the garage space exceed the square footage of the main floor of the dwelling.

- (9) Detached parking garages for residential uses may be allowed to exceed the area limitations above, but only with a finding that underground or attached parking is impractical or infeasible.
- (10) Swimming pools may exceed the size requirements for accessory structures, but shall not exceed 50% of the rear yard.
- (11) The side walls of an accessory building shall not exceed 10 feet in height and the overall height of the structure shall not exceed 15 feet, except to match the roof slope of the principal structure. This provision shall not apply to farm buildings located in a R-1 District.
- (12) Arbors, trellises, balconies, breezeways, open porches, detached outdoor living rooms, and heating equipment may be placed in a rear yard if it is at least 15 feet from the rear lot line and five feet from a side lot line, but may not be closer to a side street property line than the principal structure.
- (13) Neither building with metal roofs and exterior walls and covering a total (exterior) area in excess of 120 square feet, nor any other buildings with metal roofs shall be permitted in any residential or mixed use district (except where the principal structure has a permitted architectural metal roof, in which case a metal roof of the same permitted materials may be used). Pole-type buildings and rigid frame structures with membrane roof or sides, are also prohibited all zoning districts. (Ord. 2d #32, amended 09/09/2009)
- (14) Building exceeding 120 square feet shall be anchored to a concrete floating slab foundation.
- (15) The exterior color and design of an accessory structure shall be similar to the principal structure.

(B) *Accessory structures, non-residential uses.* The following standards shall regulate the construction and maintenance of non-residential accessory structures:

- (1) No more than two detached accessory buildings are permitted on any parcel. Combined aggregate square footage for detached accessory structures shall not exceed 1000 square feet or 10% of the lot area, whichever is less.
- (2) In no event may any accessory building exceed the square footage of the main level of the principal structure.
- (3) No accessory structure may be constructed on a parcel without a principal structure.
- (4) No accessory structure shall be erected or located within the front yard.
- (5) The side walls of an accessory structure shall not exceed 10 feet in height and the overall height of the structure shall not exceed 15 feet, except to match the roof slope of the principal structure.