

(4) The building or structure meets all other requirements of this chapter and any other city ordinances.

## **§ 154.022 ACCESSORY STRUCTURES AND USES.**

### *(A) Accessory structures—residential uses.*

(1) No more than two accessory buildings are permitted on any single-family, detached dwelling parcel located in any district except R-1. Combined aggregate square footage for accessory structures shall not exceed 200 square feet or two percent of the lot area, whichever is greater.

(2) In no event may the combined square footage of accessory buildings 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) Accessory structures must have a minimum of a five-foot interior side setback and a ten-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 six 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) Swimming pools may exceed the size requirements for accessory structures, but shall not exceed 50 percent of the rear yard.

(10) The side walls of an accessory building shall not exceed ten 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.

(11) 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.

(12) Neither buildings 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 districts. Pole type buildings and rigid frame structures with membrane roof or sides, are also prohibited all zoning districts.

(13) Buildings exceeding 120 square feet shall be anchored to a concrete floating slab foundation.

(14) 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: All accessory structures shall be subject to the same setback, height and exterior finish regulations as a principal structure for the district in which it is located.

(C) *Permits.* All accessory structures shall require a building or zoning permit from the city. (Ord. 91, passed 3-8-2006; Am. Ord. 5, Second Series, passed 5-10-2006)

#### **§ 154.023 SITE PLAN REVIEW REQUIRED.**

(A) *Review scheduling.* For all land use applications or permit applications for commercial or industrial structures, a site plan review is required by the Zoning Administrator or his or her designee. The review shall take place 30 days prior to the desired Planning and Zoning meeting. For example, if a property owner desires to have a proposal presented to the Planning and Zoning Commission in May, the application and site plan need to be presented to the Zoning Administrator or his or her designee the first week in April.

(B) *Submittal requirements.*

- (1) Boundary survey of parcel including identification of all monuments;
- (2) Scaled location of all buildings, structures, driveways, sidewalk, trails, parking stalls and curbing;
- (3) Scaled identification of all setback dimensions from property lines;
- (4) Scaled locations of all existing and proposed utilities and easements;
- (5) Scaled depictions of floor plans for each story;
- (6) Scaled depictions of each building elevation and descriptions of exterior building