

ZONING

Sec. 32-313. Accessory buildings and other non-dwelling structures.

(a) *Types of buildings.* Accessory buildings and other non-dwelling structures include the following: storage or tool sheds; detached residential garages; detached rural storage buildings; detached domesticated farm animal buildings; agricultural farm buildings; non-accessory, non-dwelling structures. Said buildings are defined as follows:

- (1) *Storage or tool shed* means an accessory building of less than 120 square feet gross area with a maximum roof height of 12 feet.
- (2) *Detached residential accessory building* means an accessory building used or intended for the storage of motor driven passenger vehicles, hobby tools, garden equipment, workshop equipment, etc., with a maximum gross area regulated in subsection (b) of this section.
- (3) *Detached domesticated farm animal building* means an accessory building used or intended for the shelter of domestic farm animals and/or related feed or other farm animal supportive materials. Said building shall be regulated by subsections (b), (m) and (n) of this section.
- (4) *Agricultural farm building* means an accessory building used or intended for use on a rural farm as defined in section 32-1, the definition agricultural building.
- (5) *Non-accessory, non-dwelling structures* means a structure intended for uses permitted by conditional use permit. (Refer to section 32-245 and subsection (b) of this section.)
- (6) *Greenhouses, private* means a structural building with different types of covering materials, such as a glass or plastic, in which temperature and humidity can be controlled for the cultivation or protection of plants. Such buildings may be temporary or permanent, with a maximum gross area regulated in subsection (b) of this section. Greenhouses of a commercial nature shall be regulated by section (4) or (5) of this section.

(b) *Permitted uses and sizes of accessory buildings and other non-dwelling structures.* The limitations in this subsection (b) also govern sizes of structures granted under a conditional use permit (CUP). Abbreviations used in this subsection are: CUP=conditional use permit; CC=certificate of compliance

- (1) *Storage, boat or tool shed.*
 - a. Permit required: None. See subsection (a)(1) of this section.
 - b. Maximum square footage: 120.
 - c. Maximum roof height: 12 feet.
 - d. Maximum number allowed: One.
- (2) *Detached accessory building.*
 - a. All parcels with less than one buildable acre:
 1. Permit required: Building.
 2. Maximum combined total square footage: 1,000.
 3. Maximum roof height: 35 feet.
 4. Number of buildings allowed: 2.
 - b. All parcels 1.01 acre to 2.99 acre:
 1. Permit required: Building and CC.
 2. Maximum combined total square footage: 1,500.
 3. Maximum height: 35 feet.

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4. Number of buildings allowed: 2.
 - c. All parcels 3 acres to 4.99 acres:
 1. Permit required: Building and CC.
 2. Maximum combined total square footage: 2,000.
 3. Maximum height 35 feet.
 4. Number of buildings allowed: 2.
 - d. All parcels 5 to 9.59 acres:
 1. Permit required: Building and CC.
 2. Maximum combined total square footage: 2,500.
 3. Maximum Height: 35 feet.
 4. Number of buildings allowed: 3.
 - e. All parcels 9.6 to 14.99 acres:
 1. Permit required: Building and CC.
 2. Maximum combined total square footage: 3,500.
 3. Maximum height: 35 feet.
 4. Number of buildings allowed: 4.
 - f. All parcels 15 to 19.99 acres:
 1. Permit required: Building and CC.
 2. Maximum combined total square footage: 4,000.
 3. Maximum Height: 35 feet.
 4. Number of buildings allowed: 4.
 - g. All parcels 20 acres or more: No limit.
- (3) Non-accessory, non-dwelling structures:
- a. Permits required: CUP and building.
 - b. Maximum combined total square footage: Under 20 acres: as per permit.
 - c. Twenty or more acres: as per permit.
- (4) A certificate of compliance is required on all buildings over 1,000 square feet in area and for all buildings housing animals. For agricultural buildings on rural farm (as defined in section 32-1, agricultural building) only a CC is required.
- (5) No land shall be subdivided so as to have a larger building and/or exceed the total number of buildings as permitted by this section. The square footage of a building is calculated based upon the footprint of the foundation or main floor, whichever is larger, and includes any overhangs which are supported by posts or additional foundation support. Any accessory building may have a lower level, main level and loft area and still be considered an accessory building.
- (6) No portion of an accessory building may be used for human habitation.
- (c) *Tool sheds.* A tool shed as defined in this section may be placed on any lot in addition to the permitted number of accessory buildings.