

CHAPTER V ZONING, LAND USE AND BUILDING REGULATIONS

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**Section 52.49.03. Accessory Structures.**

- A. In cases where an accessory building is attached to the principal structure, it shall be made structurally a part of the principal structure and shall comply in all respects with the requirements of this Ordinance applicable to the principal structure. An accessory building, unless attached to and made a part of the principal structure shall not be closer than ten (10) feet to the principal structure.
- B. No accessory building or structure shall be constructed on any lot prior to the time of construction of the principal building to which it is an accessory.
- C. No accessory building shall be constructed in the front yard.
- D. The following shall not be considered as encroachments on yard setback requirements:
  - 1. Chimneys, flues, leaders, sills, pilasters, bay windows, window wells, lintels, ornamental features, cornices, eaves, gutters and the like provided they do not project more than two (2) feet into the required yard setback.
  - 2. Terraces, steps, stoops or similar features provided they do not extend above the height of the ground floor level of the principal structure or to a distance less than ten (10) feet from any property line.
  - 3. In rear yards: recreational and laundry drying equipment, arbors, and trellises, detached decks, gazebos, balconies, breezeways, and air conditioning or heating equipment, provided they are at a distance of at least ten (10) feet from the rear lot line.
  - 4. In all other cases, other than those noted within Section 52.49.03, Subd. D above, accessory structures shall conform to setbacks which are imposed within the respective zoning district.
- E. In the R-2 and R-3 districts, no detached accessory building or any combination of detached accessory buildings shall exceed 1,000 square feet. In the R-1 district, no detached accessory buildings or any combination thereof shall exceed 1,500 square feet.
- F. No lot shall have more than two (2) detached accessory buildings.

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- G. The same or similar exterior building color and architectural style shall be used on the accessory building and the principal building.
- H. Architectural grade metal similar in style and quality to materials employed in the principal structure may be used in accessory building construction.
- I. Non-architectural grade metal may be used on an accessory building as follows:
  - i. For up to two (2) small garden sheds not exceeding 120 square feet each, may be allowed on parcels greater than one-acre in all residentially zoned districts.
  - ii. For one small garden shed not exceeding 120 square feet may be allowed on parcels less than one acre in size.
- J. Accessory buildings other than garages shall be limited to fourteen (14) feet in height from the average grade to the top of the structure.
- K. Detached garage side walls shall not exceed twelve (12) feet and the height of the roof shall not be greater than that of the principal structure on the lot.