

DETACHED PRIVATE GARAGES AND OTHER ACCESSORY BUILDINGS

1. **Detached private garages and other residential accessory buildings** shall be permitted in any zoning district provided the following requirements are met: a. Detached private garages and other residential accessory buildings may be constructed on any residential lot on which a dwelling is constructed. Said garage or residential accessory building shall have a maximum capacity of three (3) cars and shall not exceed the building footprint areas as outlined below: 1) For lots ten thousand (10,000) square feet to fifteen thousand (15,000) square feet in area one (1) detached private garage or one (1) residential accessory building may be constructed with a building footprint not to exceed nine hundred (900) square feet. 2) For lots from fifteen thousand (15,000) square feet to two (2) acres in area one (1) private garage or one (1) detached residential accessory building may be constructed with a building footprint not to exceed one thousand, two hundred (1,200) square feet. 3) For lots from two (2) acres to five (5) acres in area the aggregate building footprint of all detached residential accessory buildings shall not exceed one thousand, five hundred (1,500) square feet. 4) For lots from five (5) acres to ten (10) acres in area the aggregate building footprint of all detached residential accessory buildings shall not exceed one thousand, eight hundred (1,800) square feet. 5) For lots of greater than ten (10) acres in area the aggregate building footprint of all detached residential accessory buildings shall not exceed two thousand five hundred (2,500) square feet. West Cocalico Township September 7, 2011 Zoning Ordinance 157 b. Maximum height - eighteen (18) feet. However, the height may be increased to no greater than twenty-four (24) feet, provided that the required distance for each front, side, and rear yard setback is increased one (1) foot for each one (1) foot of additional building height above eighteen (18) feet.
2. **Residential accessory buildings** - the following regulations apply to residential accessory buildings which typically include unattached accessory storage sheds, provided that the shed does not exceed twelve feet by twenty-four feet (12' X 24') or shall not exceed a maximum of two hundred and eighty-eight (288) square feet, and a height of eight (8) feet to the square. a. No residential accessory buildings shall be located between the front wall of the principal building and the building setback line of the subject parcel. b. Minimum Side and Rear Yard Setbacks - four (4) feet. c. A residential lot less than ten thousand (10,000) square feet may have one (1) residential accessory building in accordance with the above size and area requirements. No more than two (2) such residential accessory buildings shall be permitted on any residential lot. In addition, the total square footage of residential accessory buildings on any lot shall not exceed six hundred (600) square feet, and the lot coverage requirements shall be maintained at all times. d. No exterior storage of any material shall be permitted between the residential accessory building and the adjoining property line(s).
3. **Detached residential accessory buildings** having a maximum gross floor area of one hundred (100) square feet or less are permitted on lots containing semidetached dwellings, attached dwellings, and apartment houses homes provided that: a. They are located no closer to the front lot line than the rear wall of the principal building, b. They are located a minimum of three (3) feet from

any side property line formed by a building party wall, and c. They conform to all other applicable setbacks. West Cocalico Township September 7, 2011 Zoning Ordinance 158

4. Detached residential accessory buildings having a maximum gross floor area of one hundred (100) square feet or less are permitted on lots containing mobile homes provided that: a. They are located no closer to the front lot line than the rear wall of the principal building, and b. They are located a minimum of three (3) feet from any side or rear property line.

AGRICULTURAL ACCESSORY BUILDINGS. Agricultural accessory buildings located on a farm of twenty (20) or more acres shall be subject to the setback and height requirements of the respective underlying zoning district. For agricultural accessory buildings located on an existing farm of less than twenty (20) acres, the agricultural accessory buildings shall be subject to the applicable setback and height requirements stated above in this Section.

DETACHED ACCESSORY BUILDINGS ON NONCONFORMING LOTS. On existing lots of record where the existing lot width is less than the minimum lot width required in the prevailing zoning district, the minimum distance between a detached accessory building and the side property line may be reduced by the same ratio as the existing lot width is to the minimum required lot width. (Example: on an existing fifty (50) foot wide lot located in a zoning district with a one hundred (100) foot minimum width, the minimum side setback would be 50/100, or fifty (50) percent of the normal minimum side yard.) In no case, however, shall this minimum distance be less than five (5) feet, unless otherwise provided for in this section.