

FACT SHEET

ACCESSORY BUILDINGS

- Detached Private Garages and other Residential Accessory Buildings - shall be permitted in any Zoning District provided the following requirements are met:
 - Maximum capacity of three (3) cars and shall not exceed the building footprint areas
 - For lots 10,000-15,000 square feet building footprint not to exceed 900 square feet.
 - For lots 15,000 square feet – 2 acres building footprint not to exceed 1,200 square feet.
 - For lots 2-5 acres – building footprint not to exceed 1,500 square feet.
 - For lots 5-10 acres – building footprint not to exceed 1,800 square feet.
 - For lots greater than 10 acres – building footprint not to exceed 2,500 square feet.
 - Maximum height – 18 feet, however height may increase to no greater than 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.
- Residential Accessory Buildings – 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 eight-eight (288) square feet, and a height of eight (8) feet to the square.
 - No residential accessory buildings shall be located between the front wall of the principal building and the building setback line of the subject parcel.
 - Minimum Side and Rear Yard – Setbacks are four (4) feet.
 - A residential lot less than 10,000 square feet may have 1 residential accessory building in accordance with the above size and area requirements.
 - No more than 2 residential accessory building shall be permitted on any residential lot.
 - Total square footage of residential accessory buildings on any lot shall not exceed 600 square feet, and the lot coverage requirements shall be maintained at all times.
 - No exterior storage of any material shall be permitted between the residential accessory building and the adjoining property line(s).
- Detached Residential Accessory Buildings – maximum gross floor area of 100 square feet or less are permitted on lots containing semi-detached dwellings, attached dwellings and apartment houses homes provided that:
 - They are located no closer to the front lot line than the rear wall of the principal building.
 - They are located a minimum of 3 feet from any side property line formed by a building party wall.
 - They conform to all other applicable setbacks.
- Detached Residential Accessory buildings having a maximum gross floor area of 100 square feet or less are permitted on lots containing mobile homes provided that:
 - They are located no closer to the front lot line than the rear wall of the principal building.
 - They are located a minimum of 3 feet from any side or rear property line.
- Agricultural Accessory Buildings – located on a farm of 20 or more acres shall be subject to the setback and height requirements of the respective underlying zoning district. Agricultural buildings located on an existing farm of less than 20 acres shall be subject to the applicable setback and height requirements stated above.
- Detached Accessory Buildings on Nonconforming Lots – on existing lots of record where the existing lot width is less than the minimum lot width required, 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 50 foot wide lot located in a zoning district with 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.