

11.3205 Accessory Buildings and Garages

a. Setbacks and Setback Flexibility

Accessory buildings are subject to all site development regulations of its zoning district, except as provided below:

1. Side Yards: An accessory building may be located a minimum of three feet from the side lot line of the property if it is located in an area from six feet behind the rear building line of the principal building to the rear property line and is under 15 feet in height. An additional one foot setback is required for every two feet above 15 feet in height, up to the minimum requirements of the zoning district.
2. Front Yards: No accessory building may be located between the front building line of the principal building and the front property line.
3. Rear Yard: The minimum rear yard setback for accessory buildings shall be 7.5 feet. The sum of the width of the alley and the rear yard setback shall be at least 20 feet if the accessory building is a garage with a vehicular entrance door that is directly oriented toward an alley. Double-frontage lots shall require front-yard setbacks along both street frontages as required by the individual zoning district. Easements may be incorporated into these required setbacks. No accessory building shall be located within any easement or right-of-way along the rear property line.
4. Street Yards: No accessory building shall be located within 20 feet from any street right-of-way line.
5. Garage Setbacks: Any garage that fronts on a public street must be set back at least 20 feet from such street, regardless of the setback requirement within the zoning district. This shall not be interpreted to waive a larger required minimum setback required by the zoning district.

b. Maximum Size of Residential Accessory Buildings

1. The maximum size of a detached garage for a single-family detached, single-family attached, or duplex residential uses in the R-1,R-2,R-3,R-4 and R-M Districts shall not exceed the larger of ~~720~~ 900 square feet for lots less than one acre in size and 1200 square feet for lots exceeding one acre in size. ~~or 25% of the building coverage of the main residential structure.~~ A detached garage may exceed these maximums subject to approval of a Special Use Permit and other requirements of this section.
3. All accessory buildings on a site, taken together, must comply with the building coverage requirements for the zoning district.

c. Height of Accessory Buildings

In residential districts, the maximum height shall be 16 feet for any accessory building. Maximum height for a detached garage and/or other accessory building in an AG or RR District shall be 20 feet.

d. Architectural Requirements for Detached Garages

1. Exterior building materials and architectural designs used for detached garages for single-family detached, single-family attached or duplex residential structures shall be comparable to, or similar to, or architecturally harmonious with, the existing main residential structure.

2. Exterior materials shall be non-reflective and shall be of a color, material, and scale comparable to existing residential structures in the immediate area. Permanent siding shall be, or simulate, wood, wood shingles, brick, masonry, or tile. The roof shall be pitched with a minimum vertical rise of 2.5 inches for each 12 inches of horizontal run. Roof construction shall be of non-reflective materials which either are or simulate the appearance of asphalt, wood shingles, tile, or rock.

e. Other Requirements for Accessory Buildings: Physical Separation, Effects on Other Properties, Hazards, and Sequencing of Construction

1. Separation from Other Buildings: No accessory building shall be placed within five feet of any other building on its own property.

2. Attached Accessory Buildings: Any accessory building physically attached to the principal building shall be considered part of the principal building and subject to the development regulations of its zoning district, except as modified in this section.

3. Effect on Adjacent Properties: If an adjacent lot is built upon, the accessory building must be entirely to the rear of the line of any principal building on such adjacent lot.

4. Hazards: Any accessory use that creates a potential fire hazard shall be located a minimum of 10 feet from any residential structure. Such uses include but are not limited to detached fireplaces, barbecue ovens, or storage of flammable materials.

5. No accessory building shall be built upon any lot until construction of the principal building has begun.