

§53-5 Definitions

~~Accessory structure means, in a residential district, a subordinate building detached and used for a purpose customarily incidental to the main structure such as a private garage for automobile storage, tool house, bath or greenhouse as a hobby (not as a business), home workshop, children's playhouse, storage house or garden shelter, but not involving the conduct of a business or occupancy by any longterm or paying guests.~~

~~Structure means any building, improvement, or anything constructed or erected on the ground or which is attached to something located on the ground. The term "structure" includes but is not limited to buildings, telecommunications towers, sheds, parking lots that are the primary use of a parcel and permanent signs. Sidewalks, and paving, and other flat work shall not be considered structures unless located within a public utility or drainage easement.~~

~~Structure, accessory: any real object, building, or assembly incidental and subordinate to the principal structure on the property, physically detached from the principal structure, and used for purposes that are customarily ancilliary and incidental to the primary use of the property.~~

~~Structure, principal: means the principal structure building, improvement, and/or assembly which fulfills the purpose for which the building development plot is intended.~~

Accessory uses and structures, separately and in combination:

- A. Accessory uses and structures, when authorized by this chapter, are only permitted in connection with lawfully established principal uses and structures.
- B. No accessory building shall be erected on a lot prior to the time of construction of the principal building/use to which it is accessory, and no accessory structure on a lot will be used and/or occupied until there is a valid certificate of occupancy or certificate of completion for the principal building/use to which it is accessory.
- C. Location:
 - a. Accessory structures shall be permitted only in rear yards, except as otherwise provided in this chapter.

- b. An accessory use or structure shall be set back not less than five feet from any lot line. This includes eaves and other architectural elements that may protrude further than an exterior wall.
 - c. Accessory structures shall be separated from any other structure, on or off the property, by no less than 10' of clear space, as a life safety building separation
 - d. Accessory structures may extend into, on, and/or over platted easements, so long as they are not permanently affixed to the ground, other than by their own weight. Otherwise, all structures and associated permanent foundation materials like piers and footers must not be located in any easement.
- D. In residential districts, accessory structures shall be no greater in overall height than the lot's primary structure, or 20', whichever is lower.
- E. In residential districts, the total aggregate square footage of all accessory structures shall not exceed one-half the gross square footage of the principal structure.
- F. Residential or commercial solar panels not affixed to the principal building shall be considered an accessory structure and shall be located on site according to this subsection.