



## Zoning Division

# Accessory Building Size Limitations

Effective April 1, 2008, new regulations were adopted regarding the allowed size of accessory buildings within the residential zoning districts. Size limitations will be based on lot size and shall not exceed the following limitations:

- a. **Detached structures shall not exceed the size limitations as per Table 107-94**

**Table 107-94 Accessory building limitations**

Lot Size in Acres	All districts except AG, CNR and MH
1.99 or Less	1200 Square Feet
2.00 to 4.99	1800 Square Feet
5.00 to 9.99	2400 Square Feet
10.00 or Greater	3600 Square Feet

- 1. Ground mounted solar panels are exempt from Table 107-94 size limitations

- b. **In agricultural, CNR and residential zoning districts, and for agricultural and residential uses in the VM Village Mixed-Use district:**

- 1. Maintain corner side yard requirements.
- 2. Maintain ten feet (10') to any side lot line when the accessory structure is located beside the principal structure; when located behind the principal structure; when located behind the principal structure the setback may be reduced to no less than three feet (3') from any side or rear lot line with any overhang not closer than one foot (1') from the lot line.
- 3. Detached accessory structures may be allowed to the front of the principal structure, provided the detached accessory structure maintains the front yard, side yard and corner side yard setbacks for the zoning district where the structure is located. An accessory structure shall be considered to be located in front of the principal structure if any portion of the exterior wall of the accessory structure is closer to the front lot line than the exterior wall of the principal structure.

On parcels smaller than three (3) acres in area, no more than one accessory structure may be located in front of the principal structure. Such accessory structure shall not exceed seven hundred twenty (720) square feet in size. This restriction shall not apply to ground mounted solar panels and arrays.

- c. **In all other districts.** Detached accessory buildings located in any zoning district except residential or agricultural, shall meet all the requirements of this Ordinance which apply to principal structures in such zoning district.