

Accessory Building Regulations

MAJOR ACCESSORY BUILDING STANDARDS					
Zoning Districts					
Parcel Size (in net acres)	Agricultural (AG)	Conservation/ Recreation & Natural Lake (CR & NL)	Low & Moderate Density Residential LDR1, LDR2 & MDR	Lake Residential (LR)	High Density (HDR)^(B)
1 Acre or less	Number: 1 Flr. Area: (A) Height: 18'/1 story (C)	Number: 1 Flr. Area: (A) Height: 18'/1 story (C)	Number: 1 Flr. Area: (A) Height: 18'/1 story (C)	Number: 1 Flr. Area: (A) Height: 18'/1 story (C)	Number: 1 Flr. Area: (A) Height: 18'/1 story (C)
1.01 – 2 Acres	Number: 2 Flr. Area: (A) Height: 18'/1 story (C)	Number: 2 Flr. Area: (A) Height: 18'/1 story (C)	Number: 1 Flr. Area: (A) Height: 18'/1 story (C)	Number: 1 Flr. Area: (A) Height: 18'/1 story (C)	Number: 1 Flr. Area: (A) Height: 18'/1 story (C)
2.01 – 5 Acres	Number: 2 Flr. Area: 2,000 s.f. Height: 18'/1 story (C)	Number: 2 Flr. Area: 2,000 s.f. Height: 18'/1 story (C)	Number: 2 Flr. Area: (A) Height: 18'/1 story (C)	Number: 2 Flr. Area: (A) Height: 18'/1 story (C)	Number: 2 Flr. Area: (A) Height: 18'/1 story (C)
5.01 – 11 Acres	Number: 3 Flr. Area: 3,000 s.f. Height: 18'/1 story (C)	Number: 3 Flr. Area: 3,000 s.f. Height: 18'/1 story (C)	Number: 2 Flr. Area: 2,000 s.f. Height: 18'/1 story (C)	Number: 2 Flr. Area: (A) Height: 18'/1 story (C)	Number: 2 Flr. Area: (A) Height: 18'/1 story (C)
More than 11.01 Acres	Number: 4 Flr. Area: 3,000 s.f. Height: 18'/1 story (C)	Number: 4 Flr. Area: 3,000 s.f. Height: 18'/1 story (C)	Number: 3 Flr. Area: 2,000 s.f. Height: 18'/1 story (C)	Number: 2 Flr. Area: 2,000 s.f. Height: 18'/1 story (C)	Number: 3 Flr. Area: (A) Height: 18'/1 story (C)

- (A) Maximum area for each accessory building permitted shall be the greater of up to 1,200 square feet or the area of the ground floor of the principal building, but no more than 2,000 square feet.
- (B) In addition to the number of major accessory buildings provided pursuant to the above table, in the High Density Residential District, for each multiple family dwelling as defined in Article 3 of this Ordinance, one (1) accessory building of up to 500 square feet may be permitted.
- (C) Maximum height of all accessory buildings shall be eighteen (18) feet or one (1) story which ever is less. *See definition of Building Height in Section 3.3.*

Definitions

Accessory Building: A building detached from a principal building located on the same lot and customarily incidental and subordinate to the principal building or use.

Accessory Building, Attached: An accessory building that is structurally attached (see definition of *Structurally Attached*, Section 3.20) to and is an integrated part of (by location, materials, and architectural design) a principal building.

Accessory Building, Major: An accessory building that is larger than 100 square feet, regardless of its height.

Accessory Building, Minor: An accessory building having a total floor area of no more than 100 square feet and a height no greater than 8 feet from the floor to the highest peak.

Accessory Use: A use of land or of a building or portion thereof customarily incidental and subordinate to the principal use of the land or building and located on the same lot as the principal use.

Agricultural Building: A building designed, constructed, and used for an agricultural use and/or for the storage and maintenance of agricultural equipment.

Agricultural Use: The production and keeping of plants and animals useful to humans, including forage and sod crops; grain and field crops; dairy and dairy products; poultry and poultry products; livestock, including breeding and grazing; bees and apiary products; fur animals; trees and forest products; fruits of all kinds; nursery and greenhouse products; and other similar uses. As used in this ordinance, "agricultural use" refers to "limited agricultural use". See definition of *Farm* under Section 3.7 and *Limited Agricultural Use* under Section 3.13

Building Height: The vertical distance from the median finished grade of the footprint of the building to the top of the highest roof beams on a flat roof, the deck level on a mansard roof, and the average distance between the eaves and the ridge level of a gable, hip and gambrel roofs. Mechanical equipment, chimneys, air conditioners, church spires and steeples, water towers, and similar appurtenances shall not be included in this measurement.

Temporary Storage Structure: A framework of wood, plastic or metal which is secured to the ground by anchor, rod, rod drill, buried weight, or unburied weight, established for a limited duration with the intent to discontinue such use and remove said structure upon the expiration of a predetermined time period.

Yard, Front: The open space extending the full width of a lot between any principal building and the front lot line and measured perpendicular to the building at the closest point to the front lot line. In the case of a waterside lot, the front yard is that which abuts a road right-of-way.

SECTION 4.6 ACCESSORY BUILDINGS AND USES

1. Accessory buildings shall be subject to the following regulations:
 - a. General Provisions.
 - 1) Setback Requirements. All accessory buildings shall be subject to the same setback requirements as the principal building and shall be a minimum of 10 feet from any other building.
 - 2) Construction Timing. No accessory building shall be constructed prior to the principal building.
 - 3) Structural Attachment to Principal Building. If an accessory building becomes structurally attached to a principal building, it shall be deemed to be part of the principal building and shall conform to all the regulations, which apply to principal buildings in the respective Zoning District. *See definition "Structurally Attached" in Article 3.*
 - 4) Permitted Minor Accessory Buildings. In all zoning districts, up to 2 minor accessory buildings, as defined herein, shall be permitted per lot. Minor accessory buildings shall not be located in the front yard but may be located in the side yard setback five (5) feet from the side lot line and in the rear yard setback ten (10) feet from the rear lot line in the LDR, MDR and HDR Districts. In the LR Lake Residential District, minor accessory buildings may be permitted in the front yard, but not within the required front yard setback and minor accessory buildings may not be located within fifty feet (50') of the ordinary high water mark. These structures will not require a land use permit.
 - 5) Residential Use Prohibited. No accessory building shall be used as a permanent or temporary dwelling unit and no accessory building shall include living, sleeping, or cooking accommodations.
 - 6) Agricultural Building Exception. Agricultural buildings constructed for or used in conjunction with the agricultural use of land will be exempt from the provisions of this Section but shall be subject to zoning district setback requirements. Agricultural buildings shall require a land use permit.
 - 7) School Bus Stop Exception. School bus stop shelters will be exempt from the provisions of this Section. However, such shelters are not permitted to be located in the road right-of-way. School bus stop shelters will not require a land use permit.

- 8) Permitted Location. In the LDR, MDR and HDR districts, major accessory buildings shall not be located in the front yard of any lot within the districts or within the side yard abutting a public or private road right-of-way on any corner lot within the districts. In the LR, AG, and CR Districts, major accessory buildings may be located in the front yard of any lot within the districts, but not within the required front yard setback. Within the LR district, major accessory buildings shall not be permitted to be located within fifty (50) feet of the ordinary high water mark. Within the NL district, major accessory buildings shall not be permitted to be located within one hundred (100) feet of the ordinary high water mark.
- b. Temporary Storage Structures. Temporary Storage Structures, as defined herein, shall be located and regulated as Accessory Buildings in accordance with this Section. Manufactured housing, trailers and similar equipment placed on a property with a principal use shall be considered an accessory building and shall be regulated in accordance with this Section.
- c. Number, Floor Area and Height of Major Accessory Buildings. The following standards shall regulate the maximum number of major accessory buildings (as defined in Article 3) permitted, the maximum total floor area of major accessory buildings and the maximum height of major accessory buildings by zoning district and parcel size. The total floor area allotments set forth below may be combined in a single structure, provided that the combined total floor area does not exceed the permitted maximum for all major accessory buildings permitted.

Setback Regulations for Structures

Zoning District		Minimum Yard Setback Dimensions(feet)			
		Front	Side	Rear	Water
CR	Conservation & Recreation	50	15	50	
AG	Agricultural	50	15	40	50
NL	Natural Lakefront	50	15	40	100
LDR	Low Density Residential (w/o community wastewater)	50	15	40	50
	Low Density (with community wastewater)	30	10	30	50
LR	Lake Residential	50	15	40	50
MDR	Moderate Density Residential	30	10	25	
HDR	High Density Residential	25	6	25	
LB	Local Business District	See Article 15			
GB	General Business District	40 M-72:100	20	20	