

SECTION 14 ACCESSORY, PORTABLE AND STORAGE BUILDING REGULATIONS

Section 14.01 Accessory Building Placement

More than one Accessory Building will be allowed on a lot provided the impervious lot coverage does not exceed the requirement of the district, and the buildings can be placed within standard yard setbacks. The side yard requirements for Accessory Buildings will be five feet and said building shall always be located in the area defined as rear yard with no less than three feet rear setback, ten feet if no rear alley exists.

A main building for one family, two-family or multiple-family use with permitted Accessory Buildings may be located upon a lot or unplatted tract; however, an Accessory Building may never be used as a main building for residential use.

- (a) In a residence or an apartment district, an Accessory Building is a subordinate building, smaller in both size and scale than the main building, detached from the main building, without separate bath or kitchen facilities, not used for commercial purposes and not rented or leased. Separate bath and kitchen facilities shall be allowed in cabanas, shelters, and other private poolside structures, provided, however, that such structures shall never be used as a residence.
- (b) Any structure, item or appurtenance, the use of which is incidental to the main structure, will be required to comply with the same restrictions as those for an Accessory Building in a residential or apartment district. The exemptions to this requirement will be mail boxes, yard decorations, flagpoles, swimming pools and fountains.
- (c) In other districts, an Accessory Building is a subordinate building, smaller in both size and scale than the main building, the use of which is incidental to and used only in conjunction with the main building.

Area Regulations in Residential and Apartment Districts

The measurements for Accessory Buildings shall be from the closest part of the building to the lot line.

- (a) **FRONT YARD** - Attached Accessory Buildings shall be from the front property line the same distance required for the main building, for front yard purposes. Detached Accessory Buildings shall be located in the area defined as the rear yard.
- (b) **SIDE YARD** - There shall be a side yard not less than five (5) feet from any side lot line or alley line, except that adjacent to a side street, the side yard shall never be less than ten (10) feet.

- (c) REAR YARD - There shall be a rear yard not less than three (3) feet from any lot line or alley line, except that if no alley exists, the rear yard shall not be less than ten (10) feet as measured from the rear lot line. Carports, garages or other detached Accessory Buildings located within the rear portion of the lot as heretofore described shall not be located closer than three (3) feet to any rear lot line.

Section 14.02 Portable Building Placement

No more than one Portable Building will be allowed on a lot regardless of zone or size unless a Specific Use Permit that will comply with subsection (d) of this section is obtained. This Special Use Permit will be separate from the one required in Section 5. The side yard requirements for Portable Buildings will be a minimum of five feet if the use is accessory and shall always be located in the area defined as the rear yard with a three foot minimum rear setback. If the use of the Portable Building is considered a main use, then the Portable Building must meet all setback requirements of a main building.

- (a) In a residence or an apartment district, a Portable Building is a subordinate building, detached from the main building, without separate bath or kitchen facilities, not used for commercial purposes and not rented or leased.
- (b) Any Portable Building, the use of which is incidental to the main structure, will be required to comply with the same restrictions as those for an Accessory Building in a residential or apartment district.
- (c) In other districts, a Portable Building may be a subordinate building, the use of which is incidental to and used only in conjunction with the main building, or used as an office or for commercial use.
- (d) A Portable Building may never be used as a main building for residential use. Every building shall face or front upon a public street or approved place, other than an alley. The access shall be a minimum width of thirty (30) feet and must be approved by the Planning and Zoning Commission and City Commission through a special use permit. Where a lot is used for multi-family, retail, commercial, industrial purposes or a combination of the same, more than one (1) main building may be located upon the lot. However, a special use permit is required for each such Portable Building and for allowance of more than one on a single lot. Such buildings shall conform to all open space, parking and other requirements applicable to the uses and district when all such main buildings face upon a public street or other approved means of access, other than an alley. No parking area, storage area or required open space for one building shall be computed as being the open space, yard or area requirements for any other dwelling or other use. An approved site plan shall be filed with the Building Inspector to assure compliance with this ordinance. Any deviation of more than one foot from the said site plan as approved by the Planning and Zoning Commission and City Commission and filed with the Building Inspector is prohibited.

- (e) A Portable Building larger than 144 square feet in size in a Residential Zone shall require a Specific Use Permit as set forth in Section 17.05. A Portable Building of any size located in any other designated zone shall require a Specific Use Permit.

Area Regulations in Residential and Apartment Districts

The measurements for portable buildings shall be from the closest part of the building to the lot line.

- (a) **FRONT YARD** - Portable Buildings shall be from the front property line the same distance required for the main building, for front yard purposes.
- (b) **SIDE YARD** - There shall be a side yard not less than five (5) feet from any side lot line or alley line, except that adjacent to a side street, the side yard shall never be less than ten (10) feet.
- (c) **REAR YARD** - There shall be a rear yard not less than three (3) feet from any lot line or alley line, except that if no alley exists, the rear yard shall not be less than ten (10) feet as measured from the rear lot line.

Section 14.03 Storage Building Placement

Location of Storage Buildings:

A main building for one family, two-family or multiple-family use with permitted Accessory Buildings or one Storage Building may be located upon a lot or unplatted tract; however, a Storage Building may never be used as a main building for residential use.

A Storage Building larger than 144 square feet in size in any zone shall require a Specific Use Permit as set forth in Section 17.05.

A Storage Building for one family, two-family or multiple-family use with permitted Accessory Buildings or one Portable Building may be located upon a lot or unplatted tract; however, a Storage Building may never be used as a main building for residential use. **Every dwelling shall face or front upon a public street or approved place, other than an alley, which means of access shall have a minimum width of thirty (30) feet.** Where a lot is used for multi-family, retail, commercial, industrial purposes or a combination of same, or for a combination of retail and dwelling purposes, more than one (1) main building may be located upon the lot. Such buildings shall conform to all open space, parking and density requirements applicable to the uses and district and when all such main buildings face upon a public street or other approved means of access, other than an alley. No parking area, storage area or required open space for one building shall be computed as being the open space, yard or area requirements for any other dwelling or other use. An approved site plan shall be filed with the Building Inspector to assure compliance with this ordinance. Any deviation of more than one foot from the said site plan as filed with the Building Inspector is prohibited.

A Storage Building larger than 144 square feet in size in a Residential Zone shall require a Specific Use Permit as set forth in Section 13. A Storage Building of any size located in any other designated zone shall require a Specific Use Permit.

- (a) In a residence or an apartment district, a Storage Building is a subordinate building, attached to or detached from the main building, without separate bath or kitchen facilities, not used for commercial purposes and not rented or leased.
- (b) Any structure, item or appurtenance, the use of which is incidental to the main structure, will be required to comply with the same restrictions as those for an Accessory Building in a residential or apartment district.
- (c) In other districts, a Storage Building is a subordinate building, the use of which is incidental to and used only in conjunction with the main building.

Area Regulations in Residential and Apartment Districts

The measurements for Storage Buildings shall be from the closest part of the building to the lot line.

- (a) **FRONT YARD** - Storage Buildings shall be located in the area defined as the rear yard.
- (b) **SIDE YARD** - There shall be a side yard not less than five (5) feet from any side lot line or alley line, except that adjacent to a side street, the side yard shall never be less than ten (10) feet.
- (c) **REAR YARD** - There shall be a rear yard not less than three (3) feet from any lot line or alley line, except that if no alley exists, the rear yard shall not be less than ten (10) feet as measured from the rear lot line.