

SECTION 11-30-17: DETACHED ACCESSORY BUILDINGS

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The purpose of this section is to aid in the comfort, convenience, and enjoyment of a lot or parcel by providing standards for the allowance and placement of detached accessory buildings or structures that place reasonable limitations to minimize impacts on access to light, air, and spacing relative to adjacent lots and parcels.

A. **General Requirements.** Detached accessory buildings or structures located on lots or parcels in the Agricultural (AG), Single Residence (RS), Small Lot Single Residence (RSL), Downtown Residential (DR), and Multiple Residence (RM) districts are permitted subject to the following provisions:

1. The primary building shall be actively under construction pursuant to issued building permits or fully constructed on a lot or parcel of land prior to initiating construction of a detached accessory building or structure;
2. Detached accessory buildings or structures shall not be constructed or used for dwelling purposes, except as an accessory dwelling unit as provided in Section 11-31-3 of this Ordinance;
3. Detached accessory buildings or structures shall adhere to the maximum building coverage and maximum lot coverage requirements of the underlying zoning district;
4. The gross floor area of all detached accessory buildings or structures, including any accessory dwelling unit, shall not exceed 100% of the gross floor area of the primary building; and
5. No detached accessory building or structure shall encroach into any recorded easement.

B. **Building Height and Location.**

1. **Detached Accessory Buildings or Structure: Less than 200 Square Feet.** Detached accessory buildings or structures 200 square feet or less in gross floor area shall comply with all of the following requirements:
 - a. May be located within the required rear, side, or street side yards.
 - b. Shall not be located in the required front yard or between the front of the primary building and the street.
 - c. On corner lots or parcels abutting a key lot, detached accessory buildings or structures shall not be located closer to the street than the primary building on the adjacent key lot.
 - d. Shall not be located closer than six (6) feet to the primary building.
 - e. Shall not exceed eight (8) feet in height at the peak of the roof unless the detached accessory building or structure complies with the height and location requirements in Subsection (B)(2)(d) or Subsection (B)(2)(e) below.
 - f. No portion of the accessory building or structure shall overhang the property line or cause water to shed or drain from the roof of the accessory building or structure onto a neighboring property.
2. **Detached Accessory Buildings or Structures: Greater than 200 Square Feet.** Detached accessory buildings or structures greater than 200 square feet in gross floor area shall comply with all of the following requirements:

- a. Shall not be located in the required front yard or between the front of the primary building and the street.
- b. Shall not be located closer than six (6) feet to the primary building.
- c. On corner lots or parcels abutting a key lot, detached accessory buildings or structures shall not be located closer to the street than the primary building on the adjacent key lot.
- d. Shall not exceed the maximum building height of the underlying zoning district, or the height of the primary building as measured at the peak of the roof, whichever is less, unless approved by a Special Use Permit.
- e. In addition to the height maximum in Subsection (d), the below requirements must be met for the detached accessory building or structure, as applicable. If the height of the accessory building or structure is:
 - (1) Greater than 8 feet but less than 15 feet in height at the peak of the roof, the detached accessory building or structure may be located within the rear, side, or street side yards but shall not be located closer than five (5) feet from the side, street-side, and rear property lines.
 - (2) 15 feet or greater in height at the peak of the roof, the detached accessory building or structure shall not be located within any rear, side, or street side yard, and shall adhere to the setback requirements of the underlying zoning district.
- f. No portion of the accessory building or structure shall overhang the property line or cause water to shed or drain from the roof of the accessory building or structure onto a neighboring property.