

**14-1-060. Accessory Buildings.**

**1. In General**

- A. All detached buildings, structures, or satellite earth stations must be located behind the front wall plane of the principal structure.
- B. All detached buildings or structures must comply with any height restrictions found in the applicable zone where they are located. The combined square footage of all detached accessory buildings, structures, and satellite earth stations shall not exceed 500 square feet, or ten percent (10%) of the total lot area, whichever is greater.
- C. Detached sheds or similar structures two hundred (200) square feet or less, may be built to property line. The maximum height of such structure shall not exceed twelve (12) feet from the ground to the peak of the structure and the structure shall not drain storm water onto the neighboring properties. Any owner, or successor in interest, who constructs such an accessory structure on a public utility easement shall be responsible for all costs associated with removing and/or replacing such structure in the event public utilities need to be worked on within the public utility easement.
- D. All detached buildings or structures over two hundred (200) square feet in size and not exceeding sixteen (16) feet in height shall maintain a five foot setback from the side and rear yards. All detached structures over two hundred (200) square feet in size and between sixteen (16) and twenty (20) feet in height shall maintain a ten foot setback from the side and rear yards. All detached structures over two hundred (200) square feet in size and over twenty (20) feet in height shall be setback from all side and rear yards ten(ten) feet, plus one additional foot for each additional foot in height over twenty (20) feet, to a maximum height of twenty-five (25) feet. Height shall be measured from ground level to the peak of the building. Any owner, or successor in interest, who constructs such an accessory structure on a public utility easement shall be responsible for all costs associated with removing and/or replacing such structure in the event public utilities need to be worked on within the public utility easement.
- E. If any accessory building must be removed, relocated, or otherwise modified in any manner in order to access public utilities, the property owner shall bear the full expense of such removal, relocation, or modification, together with all costs of restoration.
- F. All detached structures which have open sides shall obtain a building permit, if over 200 square feet in size, and shall maintain a two foot setback from the side and rear yards. The maximum height, of any portion of the building, shall be sixteen (16) feet from ground level to the peak of the building. Any

owner, or successor in interest, who constructs such an accessory structure on a public utility easement shall be responsible for all costs associated with removing and/or replacing such structure in the event public utilities need to be worked on within the public utility easement.