

1117.09 ACCESSORY BUILDINGS IN RESIDENCE DISTRICTS.

(a) An attached accessory building, including a carport attached to a principal building, on a lot, shall be made structurally a part thereof, and shall comply in all respects with the requirements of this Ordinance applicable to the principal building. Breezeways, for the purpose of this Ordinance, as an attachment between the garage or carport and the main building, shall be considered as part of the main building, but breezeways shall not be considered as constituting livable floor area.

(b) An accessory building and garage unless attached and made a part of the principal building on a lot as above provided shall not be nearer than 10 feet to the principal building.

(c) A detached accessory building or garage shall not exceed one story or 15 feet in height, unless one of the following applies:

(1) On lots of 1 acre in area or larger, a detached accessory building shall be permitted a maximum height of 20 feet provided the accessory building is located a minimum of 35 feet from a property line.

(2) On lots of 2.5 acres or larger, a detached accessory building shall be permitted a maximum height of 35 feet provided the building is located a minimum of 65 feet from a property line.

(d) No accessory building shall not exceed 50 percent of the floor area of the principal building. The maximum number of accessory buildings on a lot shall be three

(3). The total square footage of all accessory buildings shall not exceed 75 percent of the floor area of the principal structure.

(e) All accessory buildings shall be located behind the front line of the principal building, and shall not be nearer than five feet to any lot line, except as permitted by section (c), provided that where the side yard abuts upon a side street, such accessory building shall not extend nearer to the side street lot line than the main portion of the principal building, and

(f) in no case shall the entrance door to a garage be less than 20 feet from any street lot line.

(dg) –No accessory building or structure shall be erected before the erection of the principal building or structure on any residential lot.