

SECTION 5
ACCESSORY USE, BUILDING & STRUCTURE REQUIREMENTS
AND LIMITATIONS

5.1 REQUIREMENTS AND LIMITATIONS.

Accessory uses are allowed "by right" in all zoning districts subject to any specific requirements or limitations set forth in the applicable zoning district regulations and the following:

- (1) Accessory uses, buildings and structures are permitted only after the principal use, building or structure has commenced or is already present on a lot or parcel.
- (2) The following accessory uses, buildings and structures are required to meet all building setback requirements set forth in the applicable zoning district regulations:
 - (a) accessory buildings and structures that are greater than 200 square feet in area, including utility garden and equipment storage sheds, attached and detached garages and storage buildings, gazebos, etc.

All other accessory uses, buildings and structures shall meet a minimum setback of not less than ten (10) feet from the nearest property line.

- (3) The maximum number, gross floor area, and height for accessory buildings on lots or parcels located in all residential districts and on all non-farm lots and parcels used for residential purposes but located in the agricultural and all other districts shall be based on the gross area of the lot or parcel upon which said structures are to be located in accordance with the following:
 - (a) Number. Three (3) accessory buildings for lots or parcels less than 4.0 acres; four (4) accessory buildings for lots or parcels greater than 4.0 acres.
 - (b) Area. 1,500 square feet or 5.0 percent of the total lot or parcel area in square feet, whichever is greater. *{NOTE: area allowance is total area allowed for all buildings; not per each building}*
 - (c) Height. Twenty-five (25) feet.
- (4) Accessory buildings for agricultural and other non-residential purposes on lots or parcels located in the agricultural, business and open use districts shall meet all area, height, etc. requirements set forth in the applicable district regulations.
{amended 5/10/2004; 3/13/2006; 7/2007}

5.2 RESTRICTIONS AND LIMITATIONS FOR SPECIFIC ACCESSORY USES ALLOWED ON RESIDENTIAL PROPERTY.

The following are detailed standards, restrictions and limitations for certain accessory uses, building, and structures allowed on lots or parcels located in the residential zoning districts and other lots or parcels used for residential purposes but located in the agricultural and other non-residential zoning districts:

- (1) Fences.
 - (a) all fences shall be maintained in good repair and in structurally sound condition. All fences shall be constructed and maintained in a good aesthetic condition and in such a manner and of such materials and colors so as not to adversely affect the value of adjoining property or property in the immediate neighborhood. No fence may be constructed or maintained which is

detrimental to human life or safety or causes a traffic hazard All fences shall be constructed and maintained straight, plumb, and of an even height along its length, except for such deviations as required by grade.

- (b) No advertising or signs shall be permitted on any fence;
- (c) No materials shall be stored between a fence located adjacent to a site, lot or parcel of land and the property line;
- (d) where applicable, fencing shall be constructed with the finished or decorative side facing toward adjoining property and/or a public street;
- (e) temporary snow fencing will only be permitted between October 1 and May 1 of each year.
- (f) all fencing shall be setback a minimum of one (1) foot from all property lines and not exceed the following height requirements:
 - 1. Side and Rear yard: eight (8) feet
 - 2. Street yard: four (4) feet
- (g) electrically charged and other, similar fencing shall be prohibited on all lots or parcels in or on property abutting residential zoning districts and other non-farm residential uses and properties unless another intervening fence or other barrier is installed;

(2) Sale of Used Vehicles and Equipment.

The sale of used vehicles and equipment from lots or parcels is allowed as an accessory use provided:

- (a) not more than three (3) motorized vehicles, including but not limited to automobiles, trucks, boats, recreational vehicles, or other similar vehicles or accessory items shall be displayed at any one time; and
- (b) the vehicles or equipment are owned and/or licensed to the resident occupant or property owner of said lot or parcel.