

Sec. 16-243. Supplementary use regulations.

Authorized accessory buildings may be erected as a part of the principal building or may be connected to it by a roofed over porch, patio, breeze way, or similar structure, or may be completely detached. If attached to the principal building, an accessory building shall be made structurally a part of it, and shall comply in all respects with the requirements applicable to the principal building. An accessory building not attached and not made a part of the principal building shall not be nearer than ten feet from any other structure on the same lot.

(1) *Accessory uses; garages.* The structural space which is permissible in residential districts for motor vehicle storage and for incidental space as accessory to an authorized use, shall not exceed the following:

a. Space in a garage accessory to a multiple family unit or a motel shall not be rented out except to occupants of the principal dwelling.

b. An accessory building shall not occupy more than 30 percent of the area of any required rear yard.

(2) *Accessory buildings.* Setbacks from lot lines:

a. *Front yard setback.* No accessory building shall project into any front yard.

b. *Side and rear yard setback.* In a rear yard or side yard, no accessory building, including detached garages, shall be closer than ten feet to the side or rear lot line.

c. *Corner lot.* On a corner lot, no accessory building shall be closer to the side street front lot line than the side yard setback of the principal building on the lot. Where the rear line of a corner lot coincides with the side line of an adjoining lot in a residential district, an accessory building shall not be closer than five feet to the common lot line.

(Ord. No. 39, art. 5, § 5.3, 2-12-2002)