

DIVISION 12. ACCESSORY BUILDINGS**Sec. 6-144. ACCESSORY BUILDINGS IN RESIDENCE ZONES.**

- (a) Accessory buildings in Residence Zones shall not exceed a height of twenty-five (25) feet.
- (b) No accessory building shall be located in any required yard, except that in residence zones permitted accessory buildings, other than those specifically regulated as to location elsewhere in this Article and those which are accessory to multi-family dwellings accommodating more than eight (8) families or to dwelling groups, may be located in rear yards closer to side or rear lot lines than indicated in the "Schedule of Required Open Spaces and Limiting Heights and Bulk of Buildings" in Division 21 of this Article but not less than thirty-five (35) feet in RA-4 zones, twenty-five (25) feet in RA-2 zones, fifteen (15) feet in RA-1 zones, ten (10) feet in R-20 zones, five (5) feet in R-12 zones, or five (5) feet in R-7, R-6 and R-MF zones. (5/4/2005)

Sec. 6-145. ACCESSORY BUILDINGS ON CORNER LOTS.

On corner lots in residence zones, notwithstanding the provisions of Section 6-144, no accessory building shall be located closer to the street side lot line than one half of the sum of the minimum side and front yards required of the lot abutting the rear lot line of such corner lot.

Sec. 6-146. USE OF ACCESSORY BUILDING AS RESIDENCE: GUEST HOUSES.

- (a) Any accessory building on the same lot with a main residence building shall not be used for residence purposes except in the RA-4, RA-2, RA-1, R-20 or R-12 zones for domestic employees of the occupants of the main building and who are employed on the premises. Each accessory building so used shall have one (1) zoning lot area unit for each such family housed, but in no event may any such accessory building house more than one (1) such family.
- (b) Any accessory building used for residential purposes shall observe the same yards required for the principal use and shall not be located any closer to a principal building than twice the minimum side yard required for the zone in which it is located.
- (c) Guest houses as defined in Section 6-5 shall be permitted in RA-4 and RA-2 zones only.

Sec. 6-147. BUILDING ATTACHED TO STRUCTURE: ERECTION.

- (a) A building attached to the principal building by a covered enclosed passageway shall be considered an integral part of the principal structure and not an accessory building provided said passageway meets the following standards: (1/1/87)
 - (1) The passageway shall be a structure capable of human passage and shall not exceed one-fifth the longest side of the principal structure, nor exceed the longest side of the accessory structure to be connected, whichever is less. (1/1/87)

(5/4/2005)

- (2) Only one such passageway shall be permitted, except that two such passageways shall be permitted when separately attached to different sides of the principal structure, and the total length of the two such separate passageways shall not exceed 1-1/2 times the total length permitted for a passageway in the immediately preceding subparagraph (1). (1/1/87)
- (b) No accessory structure shall be allowed without a principal structure except as authorized in 6-95(a)(2)(B). (1/1/87)
- (c) No principal structure shall be converted to accessory use except as authorized in accordance with the standards of 6-95(a)(2)(A) or (B). (1/1/87)

Sec. 147.1. ACCESSORY BUILDINGS IN BUSINESS ZONES.

- (a) The purpose of this section is to permit accessory buildings to be placed on commercial properties subject to Planning and Zoning Commission site plan approval procedure and standards as found in Sections 6-13 to 6-16.1. (5/4/2005)
- (b) Accessory buildings shall include shipping containers, which if approved by the Town Planner, shall be permitted to be placed on a property for a maximum of 90 days in a calendar year unless otherwise allowed by the Commission. (5/4/05)
- (c) Accessory buildings on commercial property shall be limited in height to a maximum of twenty-five (25) feet. (5/4/2005)