

ARTICLE 13  
ACCESSORY USES

SECTIONS:

- 13.010 Accessory Uses - Definition
- 13.020 Accessory Uses Permitted
- 13.030 Accessory Structures - General Restrictions
- 13.040 Fences and Walls
- 13.050 Swimming Pools
- 13.060 Satellite Dishes
- 13.070 Storage of Commercial Vehicles
- 13.080 Location of Boats, Boat Trailers, Campers, and Travel Trailers

13.010 ACCESSORY USES - DEFINITIONS

An accessory use is a use or structure which is incidental and subordinate to the principle structure or use on a lot or group of lots. Accessory uses are subordinate in area and purpose and are intended for the convenience or necessity of the occupants, business, or industry in the principle building or use. An accessory building shall not cover more than twenty-five percent (25%) of the lot area.

13.020 ACCESSORY USES PERMITTED

Accessory uses and structures may be permitted in any Zoning District provided such uses or structures conform with the definition in Section 13.010. Permitted accessory uses and structures include but are not limited to the following:

1. Buildings such as garages, carports, bath houses, gardening sheds, and similar structures which are customarily used in conjunction with and incidental to a principle use or structure.
2. Children's playhouses
3. Swimming pools
4. Storage of materials used for construction of a building, including the contractor's temporary office, provided that such use is on the building site or immediately adjacent thereto, and provided further that such use shall be permitted only during the construction period and thirty (30) days thereafter.
5. Barbecue stoves, flagpoles, fences, walls, trellises, statuary, arbors, gazebos, and greenhouses
6. Fallout shelters provided that they shall not be used for any other purpose.

7. Storage of boat trailers, boats, campers, camp trailers, and similar recreation equipment.
8. Off-street parking
9. Satellite T.V. reception dishes
10. Uses incidental to permitted hotels or motels such as clubs, gift shops, restaurants, etc.
11. Home occupations - See Article 15.

#### 13.030 ACCESSORY STRUCTURES - GENERAL RESTRICTIONS

The following is a list of restrictions on accessory structures:

1. No accessory building shall be constructed closer than six (6) feet from the rear property line and no closer than four (4) feet from the side property line.
2. No accessory building shall be constructed within the front yard setback.
3. On corner lots, accessory structures and uses shall conform to setback requirements on both street frontages.
4. No residential garage or carport shall be constructed within 20 feet of an alley line if access is perpendicular to the alley.

#### 13.040 FENCES AND WALLS

Fences and walls may be placed up to the property and/or lot line. Fences and walls may extend not over six (6) feet in height above the natural grade in the rear and side yards, and not over three (3) feet in height above the natural grade in the front yard.

#### 13.050 SWIMMING POOLS

Swimming pools of permanent construction which are not enclosed within a building shall be set back at least five (5) feet from all property lines and shall be completely surrounded by a fence or wall having a height of at least six (6) feet. There shall be no opening larger than thirty-six (36) square inches except for gates which shall be equipped with self-closing and self-latching devices.

#### 13.060 SATELLITE DISHES

Satellite T.V. reception dishes shall be located in rear yards only.

#### 13.070 STORAGE OF COMMERCIAL VEHICLES

No trucks, motor vehicles, or commercial trailers which exceed the rated capacity of two (2) tons shall be stored or parked on any lot or parcel within any residential zone; nor shall any contracting and/or earth

moving equipment be stored or parked on any lot or parcel in a residential zone.

13.080 LOCATION OF BOATS, BOAT TRAILERS, CAMPERS, AND TRAVEL TRAILERS

Boats, boat trailers, campers, or travel trailers shall not be placed, kept, stored, or maintained within the front yard area of any residential district. Boats and such recreational equipment shall not be located within the clear vision of any corner lot. The front yard area may be used for a temporary period not to exceed twenty-four (24) hours for loading and unloading purposes, or for temporary storage not to exceed seven (7) days if such facility is owned by a bona-fide guest of the occupants of the premises.