

**Section 7.03 Accessory Buildings and Uses**

1. Accessory buildings

- a. Where the accessory building is structurally attached to the main building, it shall conform to all regulations of this Resolution applicable to the main building.
- b. Roadside stands provided for the commercial sale of farm grown products shall be located at least ten feet (10') back from the road right-of-way line.
- c. Accessory buildings for detached garages and domestic storage structures shall be setback at least five feet (5') from any side lot line and seven feet (7') from the rear lot line.
- d. Detached accessory buildings shall be located no closer than fifteen feet (15') from any main building and shall maintain a setback of at least five feet (5') from any side lot line and seven feet (7') from the rear lot line. In no case shall an accessory building be located within a dedicated easement or right-of-way.
- e. No detached accessory building in an AG Agricultural, Estate, R-1, R-2 or R-3 Residence Districts shall exceed one (1) story or fifteen feet (15') in height.
- f. Accessory buildings in a OF Office, TC Town Center or BP Business Park Districts may be constructed to equal the permitted maximum height of structures in said districts.
- g. Maximum Square Feet of Floor Area of a detached accessory building shall be as follows:

	<u>Square Feet</u>
a. AG Agricultural District:	1,000
b. E Estate District	750
c. R-1, R-2 and R-3 Residence Districts:	600

- h. Accessory buildings shall not project beyond the minimum required front, side or rear yard in any E Estate, R-1, R-2, R-3 Residence, OF Office, TC Town Center or BP Business Park District.

Where an accessory building is located on a corner lot, said building shall not project beyond the minimum front yard setback line on either street.

- i. No lot shall contain more than one accessory building with the exception of relief granted by the Board of Zoning Appeals. (8/5/2006)