

CHAPTER FOUR

ACCESSORY USES, SIGN REGULATION & USE SPECIFIC STANDARDS

4.1 ACCESSORY USES

B. Accessory Structures and Uses Permitted.

1. Only those structures and/or uses that are clearly accessory are allowed. Accessory structures/uses shall be constructed, maintained and conducted so as not to produce noise, vibration, concussion, dust, dirt, smoke, odors, noxious gases, fly ash, heat, glare from artificial illumination or from reflection of natural light.
3. Accessory uses/structures and buildings shall have an appearance consistent with that of the neighborhood and shall have an appearance consistent with the character of the principal structure, building or use on the property.
4. Accessory structures shall not be located in the front yard or the exterior side yard of a corner lot unless approved by conditional use permit in accordance with Section 2.13 of this Code.
5. In residential zone districts with a density of two (2) units per acre or higher (RSF-2 and above), the size of accessory structures will be limited to a maximum of seventy-five percent (75%) of the square footage of the principal structure. For all other residential zone districts, accessory structures will be allowed up to a maximum of seventy-five percent (75%) of the square footage of the principal structure or ten percent (10%) of the parcel size whichever is greater. All activities meeting the definition of Agriculture in Section 9.27 will be exempt from these size regulations