

Accessory Buildings, Residential (Per Zoning Ordinance, Section 8.3)

- A. *Residential Principal Use*. Buildings accessory to principal residential dwellings are subject to the following requirements:
1. Detached and Attached. Accessory buildings may be detached from the permitted principal building or as an integral part of the permitted principal building.
 2. Character. The architectural character of all accessory buildings shall be compatible and similar to the principal building.
 3. Attached. Accessory buildings shall be considered as attached to a principal building when the distance between the two (2) buildings is solidly covered by a breezeway, portico, covered colonnade or similar architectural element no greater than 10 feet in length. Attached accessory buildings are subject to the spatial requirements for principal buildings for the applicable zoning district.
 4. Living Quarters Prohibited. No accessory building or structure shall include living quarters.
 5. Commercial Use Prohibited. Accessory buildings may be used for hobby, storage, or recreational activities and shall not involve the conduct of any business, trade, or industry.
 6. Oversized Accessory Buildings. The Zoning Board of Appeals may consider requests for accessory buildings larger than the square footages required by Table 8.3A in accordance with Section 19.8.

Table 8.3A Accessory Building Requirements: Agricultural and Residential Districts		
Lots of Record with Principal Buildings with Attached Garages		
Max. Number of Detached Accessory Buildings ¹		1
Detached Accessory Building on 0 - 0.99 ac.	Max. Size (s.f.)	240
	Max. Height (ft.)	12
Detached Accessory Building on 1 - 1.99 ac.	Max. Size (s.f.)	480
	Max. Height (ft.)	16
Detached Accessory Building on 2 + ac.	Max. Size (s.f.)	720
	Max. Height (ft.)	16
Lots of Record with Principal Buildings without Attached Garages		
Max. Number of Detached Accessory Buildings ¹		2
First Detached Accessory Building	Max. Size (s.f.)	832
	Max. Height (ft.)	16
Second Detached Accessory Building on 0 - 0.99 ac.	Max. Size (s.f.)	240
	Max. Height (ft.)	12
Second Detached Accessory Building on 1 - 1.99 ac.	Max. Size (s.f.)	480
	Max. Height (ft.)	16
Second Detached Accessory Building on 2 + ac.	Max. Size (s.f.)	720
	Max. Height (ft.)	16

Accessory Building 200 square feet and larger will require a building permit.

Accessory Buildings shall be located in the rear yard and securely anchored to the ground. Untreated wood framing and siding must be at least 6 inches above the ground.

Accessory Buildings shall be placed no closer than

- 10 feet from an existing building or deck;
- 7 feet from any side lot line; and
- 5 feet from any rear lot line.

Note 1: For waterfront lots or questions about this handout, call HCT Community Development Department (616) 395-0151

