

A. Prevents the increased rate of flow of stormwater onto adjacent properties causing ponding or flooding. 21-5

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B. Does not negatively impact public drains or storm sewers.

C. Directs the flow of surface water away from buildings or structures.

4. Extractions, Holes, Pits, or Wells: Any excavation, hole, pit, or well that is reasonably likely, as determined by the zoning administrator or building official, to constitute a danger to public health, safety, and welfare must be effectively barricaded and secured, or filled in. 21-8

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Sec. 2002. Accessory buildings and structures. (20,5)

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Accessory buildings or structures that are accessory to the principal use of a zoning lot, except as otherwise permitted by this ordinance, shall be permitted as regulated in this section. Accessory buildings or structures, except as otherwise permitted in this ordinance, shall be subject to the following regulations

A. Where the accessory building is structurally attached to a main building, it shall be subject to and must conform to all regulations of this ordinance applicable to the main building.

B. Accessory buildings and structures shall not be erected in any required or actual front yard.

C. An accessory building shall not occupy more than 25 percent of a required rear yard and the combined areas of accessory buildings shall not exceed the ground floor area of the main building 1,000 sq. ft. The rear yard is calculated by the lot wide and lot depth and subtracting the rear yard setback requirements for that district.

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D. No detached accessory building shall be located closer than 10 feet to any main building nor shall any accessory building or structure be located closer than 10 feet to any side or rear lot line.

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E. A detached accessory building or structure in an agricultural residential zoning district shall not exceed the height of the principal structure.

F. A detached accessory building or structure in single family residential district shall not exceed one (1) story or maximum 13 feet in height.

G. A detached accessory building or structure in multi-family residential district is prohibited.

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H. One accessory building or structure of not more than 150 square feet may be erected on any parcel in the Commercial (C-1, C-2,) or Industrial (I-1) zoning district, with a zoning permit. Additional accessory buildings must complete site plan review per SECTION #.

I. Household animal enclosures, dog runs, central air conditioning units, heat pumps, and other mechanical system components that could or are likely to produce noise, odors, and other nuisances, shall not be located adjacent to an adjoining property owner's sleeping area where windows and/or doors on the adjacent property would be exposed to the nuisance.

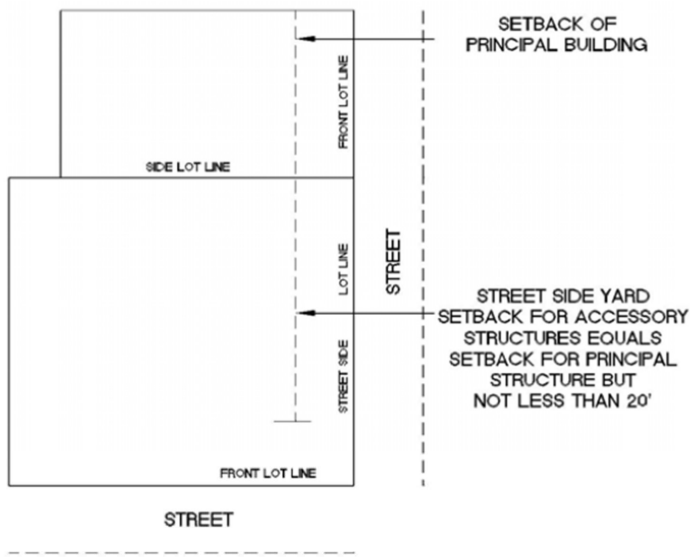
J. Garages are only permitted in the side yards and shall share the same building materials as principal building.

K. Exempting accessory buildings associated with a farm operation. The farm is the principal use and they are not accessory.

L. Accessory buildings must be constructed with exterior materials and finishing that is compatible with the principal building and the character of surrounding properties. Acceptable materials include vinyl or wood siding, brick, cement board, or similar materials. Accessory buildings shall not be constructed with metal exteriors in the R-1A, R-1B, or R-M zoning districts.

M. One accessory building may be utilized for a dwelling unit up 750 sq. ft. and comply with all building code regulations. ~~Accessory dwelling units must meet the standards listed in the Table of Use Requirements and Table of Uses in SECTION #.~~

N. When a building accessory to a residential building is located on a corner lot, the side lot line of which is substantially a continuation of the front lot line of the lot to its rear, said building shall not project beyond the front yard setback required on the lot to the rear of such corner lot. In no instance shall an accessory building be located nearer than 20 feet to a street right-of-way line.



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