





### REQUIREMENTS FOR A *DETACHED* ACCESSORY STRUCTURE

- a). Accessory buildings or structures shall not be closer than five (5) feet to any side or rear lot line and shall not be located in any recorded utility easement;
- b). Accessory buildings shall not be closer than six (6) feet from any principal dwelling structure on the same lot and no less than ten (10) feet from any off-site building;
- c). No more than two (2) accessory buildings or structures shall be permitted on the same lot;
- d). On a corner lot, an accessory building or structure shall not be closer to the side street lot line than the required minimum front yard setback and no closer than the front building foundation line furthest from the street right-of-way of the adjacent property;
- e). The total area of all accessory buildings and structures, in a Residential district shall not exceed **3.5% of the total lot area**. Such total will not be restricted, however, to less than 600 square feet or 40% of the gross floor area of the principal building or structure, whichever is most restrictive. The sum of all accessory building shall not, however exceed 3,000 square feet. In no case shall the combined area of all accessory uses and permitted uses on a lot exceed the maximum impervious surface coverage of 40%.