

Accessory Buildings.

1. Any accessory building that is not a part of the main building shall be located not less than five (5) feet from any portion of the main building or any other structure on the lot (not including fences).
2. The following size requirements shall apply to any accessory building located entirely in the required rear yard:

Single family and two family residences:

Lots having a total lot area less than one-half (1/2) acre:	<ul style="list-style-type: none"> • Shall not occupy more than thirty (30) percent of the required rear yard. • Maximum size of an accessory building shall not exceed 1,000 square feet. • Maximum sidewall height of ten (10) feet.
Lots having a total lot area of at least one-half (1/2) acre but less than one (1) acre:	<ul style="list-style-type: none"> • Shall not occupy more than thirty (30) percent of the required rear yard. • Maximum size of an accessory building shall not exceed 1,600 square feet. • Maximum sidewall height of twelve (12) feet.
Lots having a total lot area of at least one (1) acre:	<ul style="list-style-type: none"> • Shall not occupy more than thirty (30) percent of the required rear yard. • Maximum size of an accessory building shall not exceed 3,000 square feet. • Maximum sidewall height of fourteen (14) feet.

Multi family residences:

Lots having a total lot area of any size:	<ul style="list-style-type: none"> • Shall not occupy more than thirty (30) percent of the required rear yard. • Maximum size of an accessory building shall not exceed 300 square feet per unit. • Maximum sidewall height of ten (10) feet.
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3. Any accessory building located entirely in the required rear yard shall not be nearer than three (3) feet to any lot line.
4. Any accessory building located entirely or in part in a side yard shall be erected in conformity with the side yard regulations of the district in which the building is located. On a corner lot in any dwelling district, the width of the yard along the side street line shall not be less than one-half (1/2) of the depth of the front yard.
5. Where the rear lot line of a corner lot is the side lot line of the adjoining lot, the side yard regulations of the district shall apply to the location of the accessory building.
6. No accessory building or part thereof shall be located in the front yard.
7. Architectural Standards.
 - a) Accessory buildings shall be architecturally treated to produce an aesthetically pleasing façade. Exterior materials of commercial quality shall include wood, masonite, aluminum, steel, decorative concrete block, stucco, brick or other similar materials with an effective life of 25 years or greater.
 - b) Accessory buildings shall have either a hip or gable roof not to exceed a 4 in 12 pitch.
 - c) The Zoning Administrator shall review and approve architectural design to assure compliance and compatibility with the requirements and aesthetic compatibility with the neighborhood. Any appeals to these administrative decisions shall be taken to the Site Plan Review Board.
8. A maximum of two (2) accessory buildings shall be permitted and combined size shall not exceed the size requirements listed in this section.