

Section 025-110 Accessory Uses and Buildings Permitted in a Single Family Residential District

- A. Accessory Uses:** An accessory use is defined to be a subordinate use customarily made of property in connection with the residential use of the principal building located thereon. An accessory building is defined as a structure detached from the principal residence building to which it is accessory, which is arranged, designed, intended or used for an accessory use. Except for the incidental home occupation or agricultural uses specifically provided for in the zone in which it is located, no business use of property shall be deemed to be an accessory use. No use of property shall be deemed to be an accessory use unless it is located on the same lot as the dwelling to which it is accessory.
- B. Accessory buildings, swimming pools, gazebos and decks** are permitted accessory structures subject to the following standards and issuance of a zoning permit by the Zoning Enforcement Officer.
1. All accessory buildings, swimming pools, hot tubs, gazebos and decks must meet the required yard setbacks outlined in Section 020-010, with the following exceptions:
 - a. An accessory building or gazebo with a footprint no greater than 200 square foot in area and 12' in peak height may be located in a rear yard or side yard provided said location is at least 20' to all property lines. In the event the lot is located in a zone with a setback requirement of less than 20', the less restrictive setback standard would apply.
 - b. A swimming pool or hot tub with associated deck or a freestanding deck may be located in a rear yard provided said location is at least 20' to all property lines. In the event the lot is located in a zone with a setback requirement of less than 20', the less restrictive setback standard would apply.
 2. No accessory building shall exceed a height of 18', as building height is defined in Chapter 15 of these regulations.
 3. An accessory building with a building footprint greater than 900 square feet, or a maximum peak height greater than 20', or which is proposed to be connected to a separate septic system shall require approval of a special permit and site plan application in accordance with the provisions of Chapters 180 and 175.
 4. On corner lots, in addition to the above requirements, all accessory buildings, swimming pools, hot tubs, and decks must also meet the side corner setback requirements as noted in Section 020-010, as applicable.
 5. A building attached to the principal building by a covered passageway shall be considered an accessory building and not part of the principal structure. A

building having a wall or a part wall in common with it, shall be considered an integral part of the principal structure and not an accessory building.

- C. **Fences** shall not be placed in such a manner as to inhibit lines of sight or otherwise affect traffic safety. Razor wire and other similar types of hazardous fencing are prohibited in residential zones. No fence in excess of 8' in height from the ground level to the top of the fence may be erected on any lot in the residential zone.