

ARTICLE IV ACCESSORY STRUCTURES.

Section 4.0 Authorization.

Accessory structures and uses are permitted in any zoning district in connection with any principal lawfully existing permitted use within such district, or in connection with any existing conditional use within such district, approved in accord with the requirements of Section 17.19, provided that all accessory structures or uses shall meet the requirements for the zoning district in which the structure or use is located, and all other requirements of this Code.

Section 4.1 General Accessory Use Restrictions.

- A. No accessory use or structure except for fences, walls, and hedges as described in Article VII shall be located in any required front yard in any residential zoning district.
- B. No accessory structure or use in any residential zoning district shall occupy more than thirty-five (35%) percent of the maximum permitted building area of the entire lot.
- C. No accessory structure shall be built prior to the construction of the principal use. A building permit for an accessory structure may be obtained as part or at the same time as the permit for the principal structure.
- D. No accessory structure shall be occupied or utilized unless the principal structure to which it is accessory is occupied or utilized.
- E. All accessory uses and structures shall comply with the use limitations applicable in the zoning district in which located.
- F. All accessory uses and structures shall comply with the maximum height regulations applicable in the zoning district in which they are located.

Section 4.2 Particular Permitted Accessory Uses And Structures In Residential, and Planned Development Districts.

- A. Permitted accessory structures and uses include:
 - 1. Non-commercial garages, parking lots, and parking areas, together with related circulation elements.
 - 2. Fences, walls and hedges, subject to the requirements of Section 7.4.
 - 3. Enclosed storage structures and greenhouses, provided that no mobile home, travel trailer, motorized vehicle, vehicle body, or any portion thereof, shall be used as or converted to be used as an accessory storage structures or greenhouse. Any structure to be used as an accessory storage structures greenhouse shall be designed for such use and shall meet all applicable building code requirements for such use.
 - 4. Children's play equipment, playhouses, or gazebo.
 - 5. Patios, terraces, porches, walkways, gazebos, decks;
 - 6. Non-commercial parks, playgrounds and athletic areas.

7. Private swimming pools and bathhouses, provided that the swimming pool, or the entire property on which it is located, shall be walled or fenced to prevent uncontrolled access to such swimming pool from the street or from adjacent properties.
8. Outdoor storage of boats, trailers, or recreational vehicles, provided that such storage area shall not be located in a front yard and provided that such boats, trailers, or vehicles shall not be used for living, sleeping, or housekeeping purposes.
9. Private water and sewage utility services provided that they are for the sole use of the particular private development, are not intended to be a sub-regional system, and do not involve industrial wastewater as defined.
10. Swimming beaches.
11. Non-commercial docks and boat houses, provided that no dock, pier, boat slip, or waterfront structure accessory to a residential use shall be rented, leased or sold to a party unless said party rents, leases, or owns all or part of the associated residential use.
12. Home occupations subject to the requirements of Article VI.
13. Historic and monument sites.

Section 4.3 Prohibited Uses.

Accessory structures shall not be used for living quarters, business uses, home occupations (other than storage), commercial equipment, or commercial kennels.

Section 4.4 Use of Vehicle as Storage/Utility Building.

Generally, vehicles, including cargo or utility trailers and mobile homes, shall not be used as storage or utility buildings, except that trailers may be temporarily used in construction if a building permit has been issued, and approved by the City Manager. The trailer shall be removed within 10 days after a certificate of occupancy is issued or the building permit expires.