

ACCESSORY BUILDINGS

NO accessory building can be built on lot without a principal building.

NO accessory building can be in any front yard.

NO accessory building can be in any side yard (except garages).

NO accessory building shall be closer than 3 ft to any side lot line or 5 ft to any alley right of way or rear lot line.

NO maximum on the number of accessory buildings you may have.

The total square feet of all accessory buildings not to exceed 1,200.

One accessory building will not exceed 900 square feet.

No accessory building will exceed residence height or 15 ft WHICHEVER IS LESS (except attached garage may reach residence hgt)

Maximum building floor area of accessory buildings may not exceed 25% of rear yard area.

CORNER LOT EXCEPTIONS

When the rear line of a corner lot abuts the side line of an adjoining lot in a residential district, no accessory building shall be within 7-1/2 feet of such abutting lot line nor closer to the side street lot line than the front yard setback of the principal building on the adjoining lot, but in no case shall the setback be less than 25 feet.

When the rear line of a corner lot abuts the rear line of any other lot or is directly across an alley there from, no accessory building shall be closer to the side street lot line of a corner lot than the side yard setback of the principal building on the corner lot.