

9.5 ACCESSORY BUILDINGS

Buildings and structures may be erected and land may be used for purposes which are clearly incidental in size and use to, and customarily and commonly associated with the main permitted use of the premises. Such accessory buildings and uses shall be so constructed, maintained and conducted as to not produce noise, vibration, concussion, dust, dirt, fly ash, odor, noxious gases, heat or glare which is injurious, damaging, unhealthful or disturbing to adjacent property, or the users thereof, and shall be on the premises of the main use, unless otherwise provided for, and of quality of materials and construction similar to or acceptable to that of the main use. Accessory structures located in the residential districts shall be constructed of materials similar to the principal residential use.

9.5.01 No building in the rear of a main building on the same lot may be erected or modified for residential purposes, unless approved by the city council by conditional use permit. The city council shall determine that adequate vehicular access will be provided and that the criteria of Article 6 are met.

9.5.02 No accessory building shall be erected in any required front and not beyond front line of principal building, and no separate accessory building shall be erected within ten (10) feet of any other building, six (6) feet from any property line, and shall not occupy more than twenty-five percent (25%) of the required rear yard. All garage vehicular entrances must have a minimum of ten (10) feet from the property line. Attached garages or other buildings are considered part of principal building, however open breezeways do not constitute a structural connection. The maximum height of an accessory structure in the agriculture, commercial and industrial districts shall be designated maximum height of the primary structure.

9.5.03 Carports may be allowed in designated zoning districts provided the following criteria be met:

1. Structures shall be permanently attached to concrete foundations, pilings, and or slabs.
2. Carport shall not be allowed to have more than two sides covered with a siding material.
3. Siding material shall match the style of the primary structure on the lot.
4. Roof material shall not be made of canvas, tarp or cloth.