

Sec. 10-6.802. Accessory structures.

(a) *Generally.* It is the purpose of this section to regulate the installation, configuration, and use of accessory structures, and the conduct of accessory uses, in order to ensure that they are not harmful either aesthetically or physically to residents and surrounding areas. Any number of different accessory structures may be located on a parcel, provided that all of the following requirements are met:

- (1) There shall be a permitted principal development on the parcel, located in full compliance with all standards and requirements of this article. For purposes of this section:
 - a. A barn or other storage building shall be considered a principal structure if the barn or other storage building is located on a metes-and-bounds parcel which is in a zoning district allowing agricultural uses, does not have a residential preservation overlay on the zoning district, and is outside of the urban service area.
 - b. A dock, boat house, or gazebo, when used exclusively for non-commercial, recreational purposes, shall be considered a principal structure in any zoning district allowing residential development.
 - c. Electrical service shall only be provided to a principal or accessory structure, except that:
 1. Electrical service may be provided for wells and pumps in any zoning district.
 2. Electrical service may be provided for security lighting, tools, and various other agricultural-related reasons if located on a metes-and-bound parcel which is in a zoning district allowing agricultural uses, does not have a residential preservation overlay on the zoning districts, and is outside of the urban service area.
 - (2) All accessory structures shall setback seven and one-half feet from any property line, except where the permitted principal development setback is less, in which case the accessory structure shall comply with the principal structure setback.
 - (3) Accessory structures shall not be located in a required buffer of landscape area nor in the front yard or side corner yard.
 - (4) Accessory structures shall be included in all calculations of impervious surface and stormwater runoff. Water surface area of a pool will not be considered part of impervious surface for stormwater calculations.
 - (5) Accessory structures shall be show on any concept development plan.
 - (6) Accessory structures shall be located at least six feet from any other structure on the same lot.
- (b) *Storage buildings, utility buildings, greenhouses.*
- (1) No accessory buildings used for industrial storage of hazardous, incendiary, noxious or deadly materials shall be located nearer than 100 feet from any property line.
 - (2) Vehicles, including travel trailers, recreational vehicles, manufactured housing and mobile homes, shall not be used as storage buildings, utility buildings or other such uses.

(c) *Swimming pools, hot tubs and similar structures.*

(1) Swimming pools shall be permitted only in side and rear yards, and shall not encroach into any required building setback. Swimming pools that are accessory to an existing permitted principal residential structure shall not be limited in size as a percentage of the floor area or cubic volume of the principal structure as noted in the definition of in section 10-1.101 or in the minimum development standards for the applicable zoning district.

(2) Enclosures for swimming pools shall comply with standards for yard requirements and other accessory building location requirements of this article. Minimum setback distances for swimming pools shall be measured from the edge of the water in the pool.

(3) All pools shall be completely enclosed within an approved wall, fence, or other substantial structure not less than four feet in height. The enclosure shall completely surround the pool and shall be of sufficient material to prohibit unrestrained admittance to the enclosed area, and shall incorporate the use of self-closing and self-latching doors.