

Sec. 46-242. - Accessory buildings and structures.

Accessory buildings or structures shall be permitted in all districts and are subject to the following regulations:

- (1) Accessory buildings and structures in residential districts.
 - a. Accessory buildings or structures shall not be permitted in any residential district by themselves on vacant land. Accessory buildings or structures and the principal building or structure may be constructed and occupied simultaneously.
 - b. All accessory buildings and structures which are structurally attached to a main or principal building or structure, and all accessory buildings in RE rural estate district, whether attached or detached from a main or principal building, shall be subject to and must conform to all regulations of this chapter applicable to main or principal buildings or structures, except for square footage requirements as regulated in this section.
 - c. Detached accessory buildings or structures may be erected in the front yard, provided that all of the following criteria are met:
 1. The design and form of the accessory building structure is substantially similar in design and appearance to the principal building, as determined by the zoning administrator. The zoning administrator may consider exterior building materials, roof pitch, window location and design to determine substantial similarity.
 2. The accessory building or structure complies with the front yard setback requirements of the respective zoning district, as set forth in Section 46-215.
 3. The accessory building or structure is located a minimum of 25 feet from the principal structure and a maximum of 100 feet.
 - d. An accessory building or structure or any combination of all accessory buildings or structures on any single lot in township must meet the frequency and area limits as follows:
 1. There shall be no more than one detached accessory building on any single lot in the R-1A or R-1B zoning district and there shall be no more than two detached accessory buildings on any single lot in the RE zoning district.
 2. The total area of any combination of attached and detached accessory building in R-1A and R-1B zoning districts shall not exceed 1,800 square feet.

3. Detached accessory buildings in the R-1A and R-1B zoning districts shall cover no more than ten percent of the total area of the rear, even if the area in subsection (1)(d)2 of this section has to be less than 1,800 square feet.
4. The total area of all attached accessory buildings in the RE district shall not exceed forty percent (40%) of the square footage of the living area of the principal building or 1,200 square feet, whichever is larger. The total area of all detached accessory buildings in the RE district shall not exceed the total square footage of the living area of the principal building, minus the existing attached accessory building or 2,400 square feet, whichever is greater. The square footage of finished or unfinished basements shall not be considered when determining living areas to calculate accessory building area. The area of detached accessory buildings may be increased by 400 square feet for each acre over 2.5 acres where additional acreage is part of a single lot or parcel.
5. Restriction. Additional acreage used to increase the size of accessory structures in an RE district cannot be split off from the acres upon which the principal building is located.
 - e. When an accessory building or structure is located on a corner lot, said building or structure shall meet the standards found in section 46-216 (c).
 - f. In the RE district, except as provided under section 46-209, no detached accessory building or structure shall be located closer than 25 feet to any main or principal building, nor shall any detached accessory building or structure be located closer than 25 feet to any side or rear lot line. In the R-1A and R-1B district no detached accessory building or structure shall be located closer than ten feet to any main or principal building or structure nor shall it be located closer than five feet to any side or rear lot lines.
 - g. In the RE district, accessory building or structures shall not exceed 35 feet in height, where such buildings are a part of farmland in the township as defined in section 46-6 of this chapter, and 25 feet for all other non-farmland uses in the RE district. In all other districts, accessory buildings or structures shall not exceed 18 feet in height.
 - h. Radio and/or television antennas, church steeples, or other accessory features may exceed the maximum height in the district in which the accessory feature is located provided that the distance between the accessory feature and the property lines in equal to the height of such antenna or feature.