## **Zoning Requirements for Accessory Buildings**

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(Principal structure or use must exist before accessory building construction, which must be located in the side or rear yard.)						
Zoning District	Maximum	Minimum	*Minimum	*Minimum	*Minimum	Maximum Height
	Building	Distance from	Setback –	Setback-	Setback -	(feet)
	(Sq.Ft.) Total	Principal	Street	Side Yard	Rear Yard	
		Structure	Yard (feet)	(feet)	(feet)	
R-1 Single Family	1,000 s.f. max for			25'	25'	15'
Residential	minimum lot size +	10'	Permitted by	<b>10</b> ' if <150 s.f. &	<b>10</b> ' if <150 s.f. &	*Taller than 15' requires
	100 s.f. for each		Conditional	in rear yard	in rear yard	structure to match roof
	additional ¼ acre up to 1,500 s.f. max		Use Only	Corner lot requires CUP for	Corner lot requires CUP for	pitch of home up to 35' maximum but
	to 1,500 s.i. max			exception	exception	no taller than home
R-2 Single Family	1.000 s.f. max for			<b>25</b> '	25'	15'
Residential	minimum lot size +		Permitted by	<b>10</b> ' if <150 s.f. &	<b>10</b> ' if <150 s.f. &	*Taller than 15' requires
residential	100 s.f. for each	10'	Conditional	in rear yard	in rear yard	structure to match roof
See Section	additional ¼ acre up		Use Only	Corner lot	Corner lot	pitch of home up to
320-109 (A)5.	to 1,500 s.f. max			requires CUP for	requires CUP for	25' maximum but
· /				exception	exception	no taller than home
R-3 Single Family	1,000 s.f. max for			25'	25'	15'
Residential	minimum lot size +		Permitted by	<b>10</b> ' if <150 s.f. &	<b>10'</b> if <150 s.f. &	*Taller than 15' requires
	100 s.f. for each	10'	Conditional	in rear yard	in rear yard	structure to match roof
See Section	additional 1/4 acre up		Use Only	Corner lot	Corner lot	pitch of home up to
320-109 (A)5.	to 1,500 s.f. max			requires CUP for	requires CUP for	25' maximum but
22.4	1000 5 5 5			exception	exception	no taller than home
CR-A	1,000 s.f. max first		D	25'	25'	15'
Countryside Residential*****	acre +	10'	Permitted by	<b>10</b> ' if <150 s.f. &	<b>10</b> ' if <150 s.f. &	*Taller than 15' requires
Residential	100 s.f. for each additional 1/4 acre	10	Conditional Use Only	in rear yard Corner lot	in rear yard Corner lot	structure to match roof pitch of home up to
	1,500 s.f. max		Ose Only	requires CUP for	requires CUP for	35' maximum but
	1,000 S.I. IIIdx			exception	exception	no taller than home
CR-B Countryside	1500 s.f. or less for			40' for buildings	40' for buildings	15'
Residential****	lots <10 acres		Permitted by	that house	that house	*Taller than 15' requires
	Lots >10 acres are	10'	Conditional	animals	animals	structure to match roof
	allowed an additional	10	Use Only			pitch of home up to
	1,000 s.f. per acre			25' for other	25' for other	35' maximum but
				buildings	buildings	no taller than home
	***SEE EXCEPTION					
E-1 Estate	2,000 s.f.		405	402	40'	25'
	Or greater than 2,000 s.f.	10'	125'	40'	40'	35'
	with architectural	10				
	design and site plan					
	approval					
TR Transitional	1.000 s.f. max first			25'	25'	15'
Residential****	acre +		Permitted by	<b>10</b> ' if <150 s.f. &	<b>10</b> ' if <150 s.f. &	*Taller than 15' requires
	100 s.f. for each	10'	Conditional	in rear yard	in rear yard	structure to match roof
	additional ¼ acre		Use Only	Corner lot	Corner lot	pitch of home up to
	1,500 s.f. max			requires CUP for	requires CUP for	35' maximum but
	1000 1 7			exception	exception	no taller than home
TR-2	1,000 s.f. max first		Dormitted	25'	25'	15'
Transitional Residential 2*****	acre + 100 s.f. for each	10'	Permitted by Conditional	<b>10'</b> if <150 s.f. & in rear yard	<b>10'</b> if <150 s.f. &	*Taller than 15' requires structure to match roof
Residential 2	additional ¼ acre	10	Use Only	Corner lot	in rear yard Corner lot	pitch of home up to
	1,500 s.f. max		Ose Only	requires CUP for	requires CUP for	35' maximum but
	1,000 3.1. IIIAA			exception	exception	no taller than home
A-1 Agricultural	N/A	N/A	75'	25'	25'	42'
****	***SEE EXCEPTION					_
A-2 Agricultural	N/A	N/A	75'	25'	25'	42'
****	***SEE EXCEPTION					
Business Districts	Not Permitted	Not Permitted	Not	Not Permitted	Not Permitted	Not Permitted
(B-1,2,3)			Permitted			
M-1 Industrial	Not Permitted	Not Permitted	Not	Not Permitted	Not Permitted	Not Permitted
M O loods at all a	N1/A	N1/A	Permitted	451	201	05'
M-2 Industrial &	N/A	N/A	25'	15'	30'	25' or one story
Mixed Use M-3 Quarry	By conditional use		100'	100'	100'	45'
C-1 Conservancy	by conditional use	l			100	+0
P-1 Public &	By Conditional Use Only  All Structures are Conditional Uses					
Private Park	All officiality are confutional oses					
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<sup>\*</sup> Setbacks are measured from the furthermost projection (soffits, fireplaces, decks/porches, steps, windows) to the property line

<sup>\*\*\*</sup> Any individual structure, being newly constructed, that is greater than 1,500 square feet shall be subject to architectural design approval (including approval of building materials to be used ) and site plan approval by the Plan Commission and Town Board

<sup>\*\*\*\*</sup> Farm dwellings are considered accessory structures in Agricultural Districts. Farm dwellings follow R-3 rules.

<sup>\*\*\*\*\*</sup> Size of structures in TR, CR-A and CR-B may be increased by conditional use permit if the accessory buildings existed at the time the lot was platted and if buildings have been deemed by the Landmarks Commission and Plan Commission to be of historic or preservative value as determined by § 320-63 of this chapter.