

**ARTICLE III
GENERAL DEVELOPMENT REGULATIONS
DIVISION I - GENERALLY**

40-3-1 **PURPOSE.** The purpose of this Article is to define general development regulations that apply in all zoning districts and in other development areas where applicable. These regulations apply to all development within the appropriate jurisdiction of the Village.

40-3-2 **ACCESSORY BUILDINGS.** All **Residential** and **Neighborhood Business** Districts.

(A) An accessory building shall not be constructed on a zoning lot unless the lot includes a principal building.

(B) Any attached accessory building or structure shall be considered as a part of the principal building.

(C) The maximum height of any accessory buildings shall be **twenty-five (25) feet.**

(D) No more than two (2) accessory buildings shall be permitted on a zoning lot.

(E) An accessory building shall be:

(1) A **minimum** distance of **ten (10) feet** from the principal building.

(2) A **minimum** distance of **twenty (20) feet** from a side lot line that is adjacent to a street. (**Ord. No. 481; 01-09-89**)

(3) A **minimum** distance of **five (5) feet** from the side lot line and **five (5) feet** from the rear lot line

(4) A **minimum** distance of **sixty (60) feet** from the front lot line.

(5) Accessory buildings shall be included in the total floor area ratio calculation.

(6) No accessory building shall be located within any platted or recorded easement, or over any known utility.

40-3-3 **ACCESSORY BUILDINGS.** All **Community Business, Highway Business** and **Light Industrial** Districts.

(A) An accessory building shall not be constructed on a zoning lot unless the lot includes a principal building.

(B) Any attached accessory building or structure shall be considered as a part of the principal building.

(C) The maximum height of any accessory building shall be **twenty-five (25) feet.**

(D) An accessory building shall be:

(1) A **minimum** distance of **twelve (12) feet** from the principal building.

(2) A **minimum** distance of **twenty-five (25) feet** from a side lot line adjacent to a street except in Business Districts where none is required.

(3) A **minimum** distance of **twenty (20) feet** from the rear lot line except when a buffer or planting screen is required, additional footage shall be required to allow at least a **twelve (12) foot** lane for rear access.

(4) Accessory buildings shall be included in the total floor area ratio calculation.