

### **300.194 - Accessory buildings.**

Sec. 4.04.

(a) In any Zoning district, an accessory building may be erected detached from the permitted principal building. When erected as an integral part of the permitted principal building, it shall comply in all respects with the requirements of this Ordinance applicable to the permitted principal building.

(b) An accessory building or accessory structure shall not be constructed on a lot before the principal building except that a farm building as defined herein may be constructed or established on a lot before a principal building or use is established.

(c) Detached accessory buildings must be located at least ten feet from the principal building unless it is attached to the principal building by a covered walkway.

(d) Detached accessory buildings in the A, B-1 and B-2 Residential Zoning Districts shall be located only in the side or rear yard of a lot. Accessory buildings shall be located at least eight (8) feet from side and rear lot lines.

(e) Detached accessory buildings in the Agricultural, Rural Agricultural and Rural Estates Zoning Districts shall be located at least fifty feet from front lot lines. Accessory buildings closer to the front lot line than the principal dwelling must be located at least twenty (20) feet from side property lines. Accessory buildings located in the side or rear yard must be located at least ten (10) feet from side and rear lot lines.

### **300.605 - Area regulations. (Rural Estates District)**

Sec. 13.05. No building or structure nor any enlargement thereof shall be hereafter erected unless the following requirements are provided and maintained in connection with such building, structure, or enlargement.

(b) *Side yard.* For residential buildings and structures, there shall be total side yards of not less than 50 feet; provided, however, that no side yard shall be less than 20 feet. For all other buildings there shall be two side yards of not less than 25 feet each.

### **300.614 - Area regulations. (Rural Agricultural District)**

Sec. 13A.04. No building or structure nor any enlargement thereof shall be hereafter erected unless the following requirements are provided and maintained in connection with such building, structure, or enlargement.

(b) *Side yard.* For residential buildings and structures, there shall be total side yards of not less than 50 feet; provided, however, that no side yard shall be less than 20 feet. For all other buildings there shall be two side yards of not less than 25 feet each.

### **300.635 - Area regulations. (F- Agricultural District)**

Sec. 14.05. No building or structure nor any enlargement thereof shall be hereafter erected except in conformance with the following yard, lot area, and building coverage requirements:

(a) *Front yard.* There shall be a front yard of not less than 50 feet.

(b) *Side yard.* For residential buildings and structures, there shall be total side yards of not less than 50 feet; provided, however, that no side yard shall be less than 20 feet. For all other buildings there shall be two side yards of not less than 25 feet each.

(c) *Rear yard.* There shall be a rear yard of not less than 25 feet.