

5.5 Accessory Buildings or Structures

5.5.1 Permitted Accessory Buildings or Structures

The following requirements shall apply to any accessory buildings or structures permitted in accordance with the Tables of Uses (Sections 5.3.1 and 5.3.2).

- a** Accessory buildings or structures located within a required yard shall be limited to one story. Accessory buildings may be used for Accessory Apartments only as may be permitted pursuant to Section 5.4.7 of the Zoning Bylaw.
- b** In any Residence District, no accessory structure or building may have a footprint larger than either 600 square feet or twenty-five percent (25%) of the gross floor area of the principal structure, whichever is greater.
- c** No accessory building or structure may be located within a required front yard.
- d** An accessory building or structure located less than 10 feet from the principal building on the lot shall be subject to the same dimensional requirements applicable to the principal building.
- e** No accessory building or structure may be located within a required side yard except for a garage accessory to a single or two family dwelling, or a garage accessory to any permitted principal use located in a Residence District; provided, however, that such accessory garage shall be located at least ten (10) feet from the principal building and from the nearest side lot line.
- f** No accessory building or structure may be located within a required rear yard except for a building accessory to a one or two family dwelling, or accessory to any permitted principal use located in a Residence District; provided, however, that such accessory building or structure shall not occupy more than twenty-five (25) percent of the required rear yard and shall be located at least ten (10) feet from the principal building and five (5) feet from the nearest side or rear lot line.
- g** Flagpoles of a height not to exceed twenty (20) feet and fences shall be exempt from the yard requirements set forth in Section 6.0 of the Zoning Bylaw. A building permit is required for a fence exceeding six (6) feet in height.
- h** Nonresidential accessory structures, including vending machines and video and electronic game kiosks, shall be required to meet the yard requirements for the principal structure on the lot, except as may otherwise be authorized by Special Permit from the Zoning Board of Appeals.
- i** The following accessory structures may be allowed by Special Permit by the Community Planning and Development Commission (CPDC) in all districts provided that such accessory structures meet all yard requirements:
 - 1** A truck trailer used for storage or advertising.
 - 2** A stand-alone shipping or storage container.
 - 3** A steel storage unit.
- j** Temporary Storage units may be allowed by Special Permit by the CPDC in Residence Districts for a period not to exceed ninety (90) days, subject to all applicable yard requirements:

~~5-5~~ **5.5 Accessory Buildings or Structures**

~~5-5-4~~ **5.5.1 Permitted Accessory Buildings or Structures**

The following requirements shall apply to any accessory buildings or structures permitted in accordance with the Tables of Uses (Sections 5.3.1 and 5.3.2).

~~Accessory buildings~~

1. General Provisions:

- ~~a. An accessory building or structures located structure is not permitted within a Required Front Yard, with the exception of flagpoles and fences.~~
- ~~b. Flagpoles of a height less than twenty (20) feet and fences shall be exempt from the front, side and rear yard requirements set forth in Section 6.0 of the Zoning Bylaw. A building permit is required yard shall be limited to one story for a flagpole exceeding twenty (20) feet or a fence exceeding six (6) feet in height.~~
- ~~ac. Accessory buildings may be used for Accessory Apartments only as may be permitted pursuant to Section 5.4.7 of the Zoning Bylaw.~~
- ~~d. In any Residence District, no Any accessory structure that is less than 10 feet from a principal structure on the lot is considered part of the principal structure, and is subject to the dimensional limits and requirements of a principal structure.~~
- ~~e. Non-residential accessory structures, including vending machines, automated teller machines (ATMs), and electronic game kiosks shall be required to meet the front, side and rear yard requirements for a principal structure in the same zoning district, except as may be authorized by Special Permit from the Zoning Board of Appeals.~~
- ~~bf. An accessory structure or building may have a footprint larger than that is either 600 square feet or twenty-five percent (25%) of the gross floor area of the principal structure, whichever is greater, with the following exceptions:~~
 - ~~e. No accessory building or structure may be located within Home Recreational Facilities: a required front yard.~~
 - ~~d. An accessory building or structure located less than 10 feet from the principal building on the lot swimming pool, tennis court or similar home recreational facility shall be subject to the same dimensional requirements applicable to the principal building.~~
 - ~~e. No accessory building or structure may be located within a required side yard except for a garage accessory to a single or two family dwelling, or a garage accessory to any permitted principal use located in a Residence District; at any size, provided, however, that such accessory garage shall be located at least ten (10) feet from the principal building it conforms to the minimum side and from the nearest side lot line.~~
 - ~~fi. No accessory building or structure may be located within a required rear yard except for a building accessory to a one or two family dwelling, or accessory to any permitted principal use located in a Residence District; provided, however, that such accessory building or structure shall not occupy more than twenty-five setback requirements, as well as the lot coverage requirements, for a principal structure in the same zoning district:~~
 - ~~ii. (25) percent of the required rear yard and shall Accessory Apartments are exempt from this requirement.~~

2. Accessory Buildings or Structures Within Required Rear or Side Yards:

- ~~a. Shall be limited to one story, or less than 12 feet in height~~
- ~~b. Garages in residence districts or accessory to a single or two-family dwelling in a non-residence district may be located at least within a Required Side Yard, but must be no less than ten (10) feet from the principal nearest side lot line.~~
- ~~c. Any accessory building and/or structure, aside from a garage, in a residence district or accessory to a single or two-family dwelling in a non-residence district may be located~~

~~within a Required Rear or Side Yard, but must be no less than~~ five (5) feet from the nearest ~~side or rear lot line~~ rear or side lot line, and must occupy no more than twenty-five percent (25%) of the Required Rear or Side Yard area.

~~g. Flagpoles of a height not to exceed twenty (20) feet and fences shall be exempt from the yard requirements set forth in Section 6.0 of the Zoning Bylaw. A building permit is required for a fence exceeding six (6) feet in height.~~

~~Nonresidential accessory structures, including vending machines and video and electronic game kiosks, shall be required to meet the yard requirements for the principal structure on the lot, except as may otherwise be authorized by~~

~~h. A Special Permit from the Zoning Board of Appeals.~~

~~i. The following accessory structures may be allowed by Special Permit by the Community Planning and Development Commission (CPDC) in all districts provided that such accessory structures meet all yard requirements may be granted for the following:~~

~~a. In all districts, provided that all front, side and rear yard setbacks are met:~~

~~1. A truck trailer used for storage or advertising;~~

~~2. A stand-alone shipping or storage container;~~

~~3. A steel storage unit.~~

~~jb. Temporary Storage units may~~In residence districts, a temporary storage unit that will be allowed by Special Permit by the CPDC in Residence Districts on a property for a period not to exceed ninety (90) ~~more than thirty (30)~~ days, subject to ~~provided that~~ all applicable front, side and rear yard requirements: ~~setbacks are met~~

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5.5.1 Permitted Accessory Buildings or Structures

The following requirements shall apply to any accessory buildings or structures permitted in accordance with the Tables of Uses (Sections 5.3.1 and 5.3.2).

Accessory buildings

1. General Provisions:

- a. ~~An accessory building or structure located~~ **structure is not permitted** within a **Required Front Yard, with the exception of flagpoles and fences.**
- b. **Flagpoles of a height less than twenty (20) feet and fences shall be exempt from the front, side and rear yard requirements set forth in Section 6.0 of the Zoning Bylaw. A building permit is required yard shall be limited to one story. for a flagpole exceeding twenty (20) feet or a fence exceeding six (6) feet in height.**
- c. Accessory buildings may be used for Accessory Apartments only as ~~may be permitted pursuant to Section 5.4.7 of the Zoning Bylaw.~~
- d. ~~In any Residence District, no~~ **Any accessory structure that is less than 10 feet from a principal structure on the lot is considered part of the principal structure, and is subject to the dimensional limits and requirements of a principal structure.**
- e. **Non-residential accessory structures, including vending machines, automated teller machines (ATMs), and electronic game kiosks shall be required to meet the front, side and rear yard requirements for a principal structure in the same zoning district, except as may be authorized by Special Permit from the Zoning Board of Appeals.**
- f. **An accessory structure or building may have a footprint larger than that is either 600 square feet or twenty-five percent (25%) of the gross floor area of the principal structure, whichever is greater, with the following exceptions:**
 - e. ~~No accessory building or structure may be located within a required front yard.~~
 - d. ~~An accessory building or structure located less than 10 feet from the principal building on the lot~~ **Home Recreational Facilities: a swimming pool, tennis court or similar home recreational facility shall be subject to the same dimensional requirements applicable to the principal building.**
 - e. ~~No accessory building or structure may be located within a required side yard except for a garage accessory to a single or two family dwelling, or a garage accessory to any permitted principal use located in a Residence District, at any size, provided, however, that such accessory garage shall be located at least ten (10) feet from the principal building~~ **it conforms to the minimum side and from the nearest side lot line.**
 - fi. ~~No accessory building or structure may be located within a required rear yard except for a building accessory to a one or two family dwelling, or accessory to any permitted principal use located in a Residence District, provided, however, that such accessory building or structure shall not occupy more than twenty-five~~ **setback requirements, as well as the lot coverage requirements, for a principal structure in the same zoning district;**
 - ii. ~~(25) percent of the required rear yard and shall~~ **Accessory Apartments are exempt from this requirement.**

2. Accessory Buildings or Structures Within Required Rear or Side Yards:

- a. **Shall be limited to one story, or less than 12 feet in height**
- b. **Garages in residence districts or accessory to a single or two-family dwelling in a non-residence district may be located at least within a Required Side Yard, but must be no less than ten (10) feet from the principal nearest side lot line.**
- c. **Any accessory building and or structure, aside from a garage, in a residence district or accessory to a single or two-family dwelling in a non-residence district may be located within a Required Rear or Side Yard, but must be no less than five (5) feet from the nearest side or rear lot line-rear or side lot line, and**

must occupy no more than twenty-five percent (25%) of the Required Rear or Side Yard area.

~~g~~ Flagpoles of a height not to exceed twenty (20) feet and fences shall be exempt from the yard requirements set forth in Section 6.0 of the Zoning Bylaw. A building permit is required for a fence exceeding six (6) feet in height.

~~Nonresidential accessory structures, including vending machines and video and electronic game kiosks, shall be required to meet the yard requirements for the principal structure on the lot, except as may otherwise be authorized by~~

~~h~~ A Special Permit from the Zoning Board of Appeals.

3. ~~The following accessory structures may be allowed by Special Permit by the Community Planning and Development Commission (CPDC) in all districts provided that such accessory structures meet all yard requirements~~ **may be granted for the following:**

- a. **In all districts, provided that all front, side and rear yard setbacks are met:**

- ~~1~~i. A truck trailer used for storage or advertising;
 - ~~2~~ii. A stand-alone shipping or storage container;
 - ~~3~~iii. A steel storage unit.

- b. ~~Temporary Storage units may~~ **In residence districts, a temporary storage unit that will** be allowed by Special Permit by the CPDC in Residence Districts **on a property** for a period not to exceed ninety ~~(90~~ **more than thirty (30)** days, ~~subject to provided that all applicable front, side and rear yard requirements setbacks~~ **are met.**

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 - c. Accessory buildings may be used for Accessory Apartments only as permitted pursuant to Section 5.4.7 of the Zoning Bylaw.
 - d. Any accessory structure that is less than 10 feet from a principal structure on the lot is considered part of the principal structure, and is subject to the dimensional limits and requirements of a principal structure.
 - e. Non-residential accessory structures, including vending machines, automated teller machines (ATMs), and electronic game kiosks shall be required to meet the front, side and rear yard requirements for a principal structure in the same zoning district, except as may be authorized by Special Permit from the Zoning Board of Appeals.
 - f. An accessory structure or building may have a footprint that is either 600 square feet or twenty-five percent (25%) of the gross floor area of the principal structure, whichever is greater, with the following exceptions:
 - i. Home Recreational Facilities: a swimming pool, tennis court or similar home recreational facility shall be permitted at any size, provided that it conforms to the minimum side and rear yard setback requirements, as well as the lot coverage requirements, for a principal structure in the same zoning district;
 - ii. Accessory Apartments are exempt from this requirement.
2. Accessory Buildings or Structures Within Required Rear or Side Yards:
 - a. Shall be limited to one story, or less than 12 feet in height
 - b. Garages in residence districts or accessory to a single or two-family dwelling in a non-residence district may be located within a Required Side Yard, but must be no less than ten (10) feet from the nearest side lot line.
 - c. Any accessory building or structure, aside from a garage, in a residence district or accessory to a single or two-family dwelling in a non-residence district may be located within a Required Rear or Side Yard, but must be no less than five (5) feet from the nearest rear or side lot line, and must occupy no more than twenty-five percent (25%) of the Required Rear or Side Yard area.
3. A Special Permit from the Community Planning and Development Commission (CPDC) may be granted for the following:
 - a. In all districts, provided that all front, side and rear yard setbacks are met:
 - i. A truck trailer used for storage or advertising;
 - ii. A stand-alone shipping or storage container;
 - iii. A steel storage unit.
 - b. In residence districts, a temporary storage unit that will be on a property for more than thirty (30) days, provided that all front, side and rear yard setbacks are met