

STORAGE BUILDINGS ZONING CHANGES  
ADOPTED June 8, 2016

Storage Building definition: A building that meets all of the criteria or an accessory building but is not on a parcel of land that has a main building or residence.

Section 1071. Accessory buildings and Structures:

- A. All accessory buildings and structures shall be in the side yard or rear yard, except as follows:
  - 1. When built as part of the main building;
  - 2. In land use districts where land abuts a body of water in which case accessory buildings and structures necessary for the enjoyment of the water, such as boathouses, docks, and erosion control devices may be placed in the waterfront yard and within the waterfront setback line; and
  - 3. In the Forest Recreation and Ag-Residential Districts, accessory buildings and structures may be located in a front yard provided the parcel in question is larger than one (1) acre in size and a front yard setback is observed which is two times (2X) the normal front yard setback for the land use district in question; otherwise, accessory buildings and structures shall be located only in the side or rear yards. Nothing in this section shall be construed as modifying any other applicable requirement for the parcel in question, including, but not limited to, lot size or dimensions, road frontage or size of accessory building or structure.
- B. An accessory building attached to the principle building shall be made structurally a part thereof and shall comply, in all respects, with the requirement applicable to the principle building.
- C. An accessory building and structure, unless attached and made part of the principle building, shall not be closer than ten (10) feet to the principle building and shall meet all setback requirement of the land use district in which it is erected, moved, altered or used, unless otherwise expressly provided in this Ordinance.
- D. All accessory buildings and structures shall be anchored to the ground and shall conform to all applicable building code regulations
- E. The requirements of this section shall apply to all accessory buildings and structures, permanent or temporary, including additions to or modifications of, existing accessory buildings or structures, and whether or not such accessory buildings or structures or additions or modifications require the issuance of a land use permit

Section 1072 addition:

For parcels for which there has not been a residence constructed, and for said parcel is in a zoning district that allows the property to be used for the purpose of a residence, then a storage building, that would otherwise meet the requirements to qualify as an accessory building, if the parcel contained a residence or main building, is authorized, provided as follows:

- A. It is not used as a residence, and it is not claimed for any purposes to be a homestead.
- B. There may be only one (1) such storage structures on any given parcel.