

**24005.2 ACCESSORY USES, BUILDINGS AND STRUCTURES**

**a. Definition and Applicability.**

1. In a residential zoning district, an accessory building or structure, is a subordinate or incidental structure, attached to or detached from the principal building, which is not used for commercial purposes, except as provided for home occupations.
2. In non-residential zoning districts, an accessory building or structure is a subordinate building or structure, the use of which is secondary to and supportive of the principal building.
3. Accessory uses include any use that is authorized in the district which is secondary or subordinate to the primary use.

**b. Standards for Accessory Dwelling Units.** A dwelling unit may be allowed as an accessory use to the principal dwelling unit under the following conditions:

1. Accessory dwelling units may be constructed only in AG and RR zoning districts;
2. The accessory dwelling unit may be constructed only upon the issuance of a building permit;
3. The accessory dwelling unit shall be a permanent structure.
4. Accessory dwelling units shall be considered independent buildable sites, and be connected to public water and sewer service where available or have on-site water and sewer facilities that comply with all County and State regulations;

**Exhibit 240.18: Zoning District Authorization for Particular Uses**

Use	District										
	AG	RR	RE	RS	RU	RO	LB	GB	HC	LI	HI
Accessory Uses, Buildings, Structures	A	A	A	A	A	A	A	A	A	A	A
Animal Exhibits, Zoos	C							C	C		
Airports, Airfields, Heliports	C										
Bed & Breakfast Inns	C	C	C	C	C	C					



Use	District										
	AG	RR	RE	RS	RU	RO	LB	GB	HC	LI	HI
Home Occupations	A	A	A	A	A	A					
Recreational Facilities, Amusement Parks, Etc.	C/PL	PL	PL	PL	PL	PL	PL	P/C	PL		
RV / Travel Trailer Parks	C					PL					
Salvage Yards, Junkyards											C
Temporary Uses											
Temporary Construction Buildings / Storage	A	A	A	A	A	A	A	A	A	A	A
Temporary Sales / Special Events	C							A	A	A	
Telecommunications Towers, Antennas (Commercial)	C/A					C/A	C/A	C/A	C/A	C/A	A
Telecommunications Towers, Antennas (Non-Commercial)	A	A	A	A	A	A	A	A	A	A	A
Utility Transmission Lines	C	C	C	C	C	C	C	C	C	C	P
Utility Distribution and Collection Facilities	P	P	P	P	P	P	P	P			
Wineries and Cider Mills	C										

P = Permitted Use  
A = Accessory Use

C = Conditional Use  
PL = Planned Use

5. The accessory dwelling unit may not be sold separately from the sale of the entire property, including the principal dwelling unit;
6. The accessory dwelling unit shall comply with all required building setbacks for the principal residential use;
7. The overall height of an accessory dwelling shall be limited to one story, provided that a garage apartment or non-residential caretaker's quarters, may be located over a garage;
8. When the accessory dwelling is directly attached to the principal dwelling, it shall be considered an integral part of the main building; and

9. Accessory dwellings shall not exceed 1,000 square feet of heated area.

**c. Standards for Accessory Buildings in Residential Zoning Districts.** Accessory buildings may be allowed in residential zoning districts pursuant to the following conditions:

1. Detached accessory buildings shall be prohibited from being placed in front of the principal building and shall be placed in the rear yard, except that a detached garage may be located in front of the principal residence.
2. The minimum required side setback for the principal building shall be observed for accessory buildings; and
3. Accessory buildings adjacent to a side street shall have a side yard not less than that of the primary structure.

**d. Standards for Accessory Structures in Residential Districts.** Accessory structures may be allowed in residential districts under the following conditions:

1. Private swimming pools, along with incidental installations such as pumps and filters, may not be located in the front yard. A pool shall be set back a distance of not less than five (5) feet from all lot lines, except that a pool that is elevated more than four (4) feet above the average natural ground level at the nearest property line shall comply with required building setbacks.
2. Private tennis courts shall not be constructed within twenty (20) feet of any adjoining residential property line. Tennis court fences or walls shall not exceed twelve (12) feet in height, and no lights for the tennis court shall be permitted within 25 feet of any adjoining residential property line.
3. Except as noted above, accessory structures shall comply with the minimum setback requirements established in the district.