

Section 4.15 ACCESSORY BUILDINGS, STRUCTURES AND USES: Accessory buildings, structures, and uses (as defined in Section 2.02), except as otherwise permitted in this Ordinance, shall be subject to the following regulations:

A. **Permitted Accessory Buildings and Structures.** Except as otherwise specifically permitted in this Ordinance, accessory buildings and structures shall be permitted only in Zones 1, 2, 3 and 4. Permitted accessory buildings and structures in Zones 1, 2, 3, and 4 are limited to those specified in the following table: except that the Zoning Board of Appeals may permit other accessory buildings and structures, but only if the proposed buildings or structures are not specifically “non-permitted” by Section 4.15, sub-section B.

In deciding whether a proposed accessory building or structure should be permitted, the Zoning Board of Appeals shall consider whether the building or structure will alter the essential character of the area. In determining the effect the building or structure will have on the character of an area, the Zoning Board of Appeals shall consider the established type and pattern of land uses, buildings, and structures in the area, the natural characteristics of the site and surrounding area, and the extent to which the proposed building or structure would be screened from view from off the site.

Permitted Accessory Buildings (maximum of two (2) per residence, per Section 4.14)

Detached Garage	No more than one (1) per residence. See Sections 7.02B, 8.02B, 9.02B, 10.02B
Storage Shed	No more than one (1) per residence
Gazebo	No more than one (1) per residence
Pump House	A pump house shall be counted as one of the two (2) Permitted Accessory Buildings only if it is greater than 16 sq. ft. or taller than 18 inches.
Dog House	A dog house shall be counted as one of the two (2) Permitted Accessory Buildings only if it is greater than 16 sq. ft. or taller than 48 inches.
Boat House	New boat houses are not permitted.

Permitted Accessory Structures (number of permitted structures is not specified but is determined by achieving compliance with other zoning requirements)

Swimming Pools	See Sections 7.02B, 8.02B, 9.02B 10.02B and 4.09(F)
Play Structures	
Fences	See Section 4.09(E) and the Fence Ordinance (Ordinance 13.02)
HVAC Equipment, Power Generators	See Section 4.15, subsection E.3
Sports Courts (for example, Tennis Courts, Basketball Courts, Handball Courts, etc.)	See illumination Control Ordinance (Ordinance 5.10) regarding lighting standards
Ground Level Unenclosed Projections	See Section 4.09(A)
Decks	See Section 4.09(B)
Lakeside Stairs	See Section 4.09(D)
Manufactured Landscape Features	See Section 4.09(G)
Retaining and Landscaping Walls	See Section 4.09(H)
Antenna Facilities	See Section 4.15(H)
Boat Docks and Hoists	See Section 4.17
Trash Dumpsters in Zones 5 and 6	See Section 4.31
Signs	See Article IV-A

B. Non-Permitted Accessory Buildings and Structures. The following accessory buildings and structures are not permitted in Zones 1, 2, 3, and 4:

Non-Permitted Accessory Buildings and Structures

Detached Car Ports

Plastic Wrap Greenhouses

New Boat Houses

Summer Houses (only one (1) principal building is
On each lot)

Detached Greenhouses

C. Applicability of Other Codes and Ordinances. Accessory buildings and structures shall be subject to all other applicable codes and ordinance regarding construction, installation and operation.

D. Compliance with Schedule of Regulations

1. Except as otherwise noted in this Section, detached accessory buildings, structures, and uses shall comply with all applicable regulations in Article XIII,

the Schedule of Regulations, with respect to setbacks and lot coverage.

2. Except as otherwise noted in this Section, accessory buildings and structures which are an integral part of the principal building (such as an attached garage, breezeway, or workshop) shall be considered a part of the principal building for the purposes of determining conformance with area, setback, height and bulk requirements. A building or structure is considered an integral part of the principal building if interior access exists between the two, except that an attached garage shall in all cases be considered an integral part of the principal building regardless whether it has interior access to the principal building.

E. Location

1. Except as otherwise specified in this Ordinance (for example, in Section 4.09), detached accessory buildings and structures shall be permitted only in the following locations:
 - a. On non-waterfront parcels: to the rear or side of the principal structure
 - b. On waterfront parcels: on the side of the principal structure subject to all of the following conditions:
 - (1) Any such accessory building or structure shall comply with the setback requirements for the district in which it is located.
 - (2) Any such accessory building or structure shall be landscaped with a combination of deciduous and/or evergreen trees and shrubs to, at site design.
2. Detached accessory buildings and structures shall be setback a minimum of ten (10') feet from the principal building and all other buildings.
3. Notwithstanding the above regulations, freestanding heating, ventilation, and air conditioning (HVAC) equipment and power generators may be located on any side of the principal structure, subject to the following conditions:
 - a. HVAC equipment and power generators shall comply with the setback requirements applicable to the principal building. However, there shall be no setback requirement between the principal building and the HVAC equipment and power generators.
 - b. HVAC equipment and power generators shall be screened with deciduous and/or evergreen trees and shrubs so that the HVAC equipment and power generators are not visible from the road, adjacent residences, and any lake.
 - c. Power generators shall use natural gas as their fuel and shall be enclosed within a cabinet that is sufficiently insulated so that such devices comply with the noise standards in the Nuisance Ordinance and Noise Control Ordinance (Ordinances 9.03 and 9.10).

F. Lot Coverage. Accessory buildings and structures may occupy not more than ten percent (10%) of the lot area, provided that in no instance shall the combined ground

area coverage of all accessory buildings and structures exceed seventy-five percent (75%) of the ground floor area of the principal dwelling.

G. Maximum Height. Accessory buildings shall not exceed one story or fifteen feet (15') in height.

H. RECEPTION ANTENNA FACILITIES

In all zoning districts the installation of reception antenna facilities shall be permitted as an accessory use, subject to the provisions in this sub-section.

1. **Purpose:** The purposes of this sub-section are as follows:

- a. To provide reasonable regulations for the placement of reception antenna facilities.
- b. To promote safety and prevent dangers to persons and property resulting from accidents involving antenna facilities that may become dislodged and fall due to wind load, snow load or other forces.
- c. To require screening of ground-mounted facilities and to minimize the visibility of roof or structure mounted facilities in the interest of maintaining the high architectural and aesthetic qualities of the City and in the interest of maintaining and preserving property values.

2. **Ground- or Tower-Mounted Antennas:** Ground-mounted antennas and antennas mounted upon towers shall be subject to the following conditions:

- a. The maximum height of any part of the ground-mounted or tower-mounted antenna shall be fifteen (15) feet.
- b. Ground-mounted or tower-mounted antennas shall not be permitted in any yard that abuts a street.
- c. Ground-mounted or tower-mounted antennas shall comply with the setback requirements for the district in which they are located.
- d. Ground-mounted and tower-mounted antennas shall be obscured from view from adjacent properties, from any public road, and from any lake by a screen wall, fence, evergreen plantings, or a combination thereof in compliance with City Ordinances.

3. **Roof-Mounted Antennas:** Antennas mounted on a roof of a building more than three (3) feet in height shall be subject to the following regulations:

- a. The maximum length and width of the antenna facility itself shall be ten (10') feet. Antennas mounted on a building shall not exceed an overall height of fifteen (15') feet. Antennas mounted on a roof shall not extend higher than three (3') feet above the highest point of the roof within a ten (10') foot radius, provided that in no case shall an antenna extend higher than the maximum height permitted in the district in which it is located.

- b. Roof or structure-mounted antennas shall comply with the setback requirements for the district in which they are located.
 - c. Roof-mounted antennas shall be permitted in the road side roof of a building only when no other option is available to provide signal reception.
4. **General Requirements:** All antennas shall comply with the following regulations:
- a. Antennas shall be made of perforated or mesh material or rod or pole construction, and shall not be solid sheet or panel construction. Antennas shall be painted a flat gray or other color to minimize visibility.
 - b. Permits required by the adopted building or electrical code shall be obtained prior to construction of an antenna. The applicant shall submit a site plan indicating the exact location where the antenna will be located, plus electrical and structural plans and documentation.
 - c. All wiring to the antenna shall be installed underground.