

## 5.7. - Accessory Uses and Structures

### 5.7.7. Accessory Structures in Residential Zoning Districts.

- (A) Tract, parcel, or lot with a gross area of one-half acre or less.
  - (1) Accessory structures when located, constructed or otherwise erected on a tract, parcel, or lot with a gross area of one-half acre or less, shall:
    - a. Not exceed seven hundred fifty (750) square feet in size.
    - b. Not exceed the height or size of the main structure on the tract, parcel or lot.
    - c. Be limited to total of seven hundred fifty (750) square feet of storage buildings per lot.
  - (2) Barns in the A-1, Agricultural District shall be exempt from the size requirements.
  - (3) The accessory structures shall not be within five (5) feet from the side property line.
    - a. At no time, except as provided in 5.7.7.(E) Small accessory structures on easements (below), shall any portion of the accessory structure be located upon a dedicated easement.
- (B) Tract, parcel, or lot with a gross area over one-half acre and less than one (1) acre.
  - (1) Accessory structures located, constructed or otherwise erected on a tract, parcel or lot with a gross area over one-half acre and less than one (1) acre shall:
    - a. Not exceed one thousand five hundred (1,500) square feet.
    - b. Not exceed the height or size of the main structure on the tract, parcel or lot.
    - c. Be limited to total of one thousand five hundred (1,500) square feet of storage buildings per lot.
  - (2) Barns in the A-1, Agricultural District shall be exempt from the size requirements.
  - (3) All accessory structures over fifteen (15) feet in height shall be located at least ten (10) feet from the side property line and fifteen (15) feet from the rear property line.
    - a. At no time, except as provided in 5.7.7.(E) Small accessory structures on easements below, shall any portion of the accessory structure be located upon a dedicated easement.
- (C) Tract, parcel, or lot with a gross area one (1) acre or greater.
  - (1) Accessory structures located, constructed or otherwise erected on a tract, parcel or lot with a gross area over one (1) acre shall:
    - a. Not exceed twenty (20) percent coverage of the rear yard.
    - b. Be limited to a total twenty (20) percent coverage of the rear yard of storage buildings per lot.
  - (2) Barns in the A-1, Agricultural District shall be exempt from the size requirements.
  - (3) All accessory structures over fifteen (15) feet in height shall be located at least ten (10) feet from the side property line and fifteen (15) feet from the rear property line.
    - a. At no time, except as provided in 5.7.7.(E) Small accessory structures on easements below, shall any portion of the accessory structure be located upon a dedicated easement.
- (D) Building Coverage. Main and accessory buildings shall not exceed the allowable coverage percentage of the zoning district in which they are located.
- (E) Small accessory structures on easements.

- (1) Only accessory structures under one hundred (100) square feet in area, under fifteen (15) feet in height, and constructed on skids may be located upon a dedicated easement.
  - (2) Owners or occupants of the land upon which the accessory structure is located shall be responsible for relocating the portable or temporary building in the event the city or any franchised public utility needs access to the easement.
  - (3) Unless an emergency exists, the property owner shall have seventy-two (72) hours to relocate the building after notice by the city or franchised public utility.
  - (4) If the property owner cannot or refuses to relocate the building, or in the event of an emergency, the city or franchised public utility may have the building relocated at the owner's expense.
  - (5) The city or franchised public utility shall not be responsible for any damages to said building or property due to the required relocation.
- (F) Location of accessory structures within rear yards. Accessory structures shall be located in the rear yard of the residential lot.

#### 5.7.8. Steel Shipping Containers/Personal Storage Units.

- (A) Prohibited in single-family and two-family residential zoning districts. Steel shipping containers shall not be used for storage in the single-family and two-family residential zoning districts. Such steel shipping containers, as defined below, may be used for storage in the office, commercial, industrial and multifamily zoning districts unless prohibited by a planned unit development or other special zoning requirement.
- (B) Steel shipping containers. Steel shipping containers consist primarily of a steel exterior, are manufactured to transport goods, and have external measurements of twenty (20) or forty (40) feet in length by eight (8) feet six (6) inches in height by eight (8) feet in width.
  - (1) Illustrative example of steel shipping containers.

### Shipping Containers



- (C) Personal storage units.

- (1) Personal storage units defined. For the purpose of this section, personal storage unit shall mean any container designed for the temporary storage of property. Such temporary storage units are typically rented to occupants of property for their storage use, and are typically delivered and removed by truck and/or trailer.
- (2) Permit required (residential).
  - a. When a personal storage unit is placed on residential property for a time period not to exceed seven (7) days, no permit is required. The personal storage unit may be located in front of the required setback.
  - b. When a personal storage unit is placed on residential property for a time period of greater than seven (7) days and a building permit for construction, remodel and/or repair of the main structure is in effect, the personal storage unit may remain as long as the building permit is in effect for the property. The personal storage unit may not be delivered until the building permit is issued. The personal storage unit must be removed when the work for which the building permit was issued is complete or when the building permit becomes no longer valid, whichever first occurs.
  - c. No more than one (1) personal storage unit per dwelling unit shall be permitted to be placed on a single-family or two-family residential property.
  - d. Stacking of personal storage units is not permitted.
  - e. Personal storage units shall not be placed on right-of-way or in any manner that creates a traffic visibility obstruction.
  - f. Personal storage units shall be placed on asphalt or concrete surfaces only.
- (3) Permit required (commercial, multifamily, office and industrial).
  - a. When a personal storage unit is placed on commercial, multifamily, office or industrial property for outdoor storage and there is no building permit in effect for construction, remodel and/or repair of a structure on the property, the following requirements must be complied with:
    1. A permit must be obtained, the application for which must include a site plan indicating the placement of such personal storage unit and the distances from the existing building(s) and property lines.
    2. The personal storage unit must be placed at least fifteen (15) feet away from any fire hydrant, shall not block any fire lane and shall not block any means of egress of any building.
    3. The personal storage unit shall not occupy any required parking space and shall not block any driving lane which would interfere with the flow of traffic.
    4. A personal storage unit shall not be placed in front of a building. If the personal storage unit can be seen from the abutting right-of-way, the personal storage unit must be screened with a sight-proof fence a minimum of six (6) feet in height.
    5. The personal storage unit shall be located only upon an improved surface of asphalt or concrete.
    6. No personal storage unit shall be placed on/over any dedicated drainage and/or utility easement.
    7. A permit fee of fifty dollars (\$50.00) for each personal storage unit must be submitted with the permit application.
  - b. When a personal storage unit is placed upon commercial, multifamily, office or industrial property for which a building permit has been granted and the proposed work is ongoing, the personal storage unit must be placed in accordance with the setbacks of the zoning district in which it is located. The personal storage unit shall be

located only upon an improved surface of asphalt or concrete, shall not occupy any required parking space and must be placed at least fifteen (15) feet away from any fire hydrant. A permit for the personal storage unit is required; however, no fee is required. The personal storage unit must be removed when the approved work is completed.

- (4) Penalties. When it is determined that any of the requirements contained in this section are not being met, the personal storage unit must be removed from the location within ten (10) days of receiving written notice from the city. If the personal storage unit is not removed as directed by the city, citations may be issued to the property owner, tenant and/or applicant as listed on the building permit.

(Ord. No. 3131, § 2, 10-26-10; Ord. No. [3192](#), § 1, 2-26-13; Ord. No. 3201, § 1, 7-9-13)