

435 ACCESSORY STRUCTURES. Accessory structures shall conform with the following requirements:

A. General Standards. The relationship between lot sizes and accessory building sizes in all districts must adhere to all sections of this ordinance governing accessory buildings and **lot coverage** and must also meet the following restrictions:

1. A Land Use Permit is required for all accessory structures.
2. Accessory structures must be located on the same lot or parcel of land as the principal structure, except as otherwise provided herein.
3. In all residential districts, no accessory structure shall involve the operation of a business.
4. Size limitations on accessory structures
 - a. Lots or parcels totaling 25,000 square feet or less, the total area of accessory buildings must not exceed 1600 square feet.
 - b. Lots or parcels totaling between 25,000 square feet and one acre, the total area of accessory buildings must not exceed 2000 square feet.
 - c. Lots or parcels totaling between one acre and 2 1/2 acres, the total area of accessory buildings must not exceed 2500 square feet.
 - d. Lots or parcels totaling more than 2 1/2 acres, the total area of accessory buildings must not exceed 3000 square feet.
5. Awnings and canopies mounted over an accessory structure doorway shall not be calculated in the total square footage of the accessory structure, provided they do not exceed 6' by 6' or 36 square feet total and are not supported by additional walls or posts.
6. In the R-1 District, only one accessory structure may exceed 600 square feet in floor area.