

**300.1801 Statement of intent.**

Sec. 18.01. Each use listed in this Chapter, whether permitted by right or subject to approval as a special land use, shall be subject to the site development standards specified below, in addition to applicable standards and requirements for the district in which the use is located. These standards are intended to alleviate the impact from a use which is of a size or type, or which possesses characteristics which are unique or atypical in the district in which the use is located. These standards are further intended to assure that such uses will be compatible with surrounding uses and the orderly development of the district. Conformance with these standards shall be subject to site plan review.

Unless otherwise specified, each use listed in this Chapter shall be subject to all applicable yard, bulk and other standards for the district in which the use is located.

**300.1802 Accessory buildings, structures, decks and uses in single family residential districts.**

Sec. 18.02.

- (a) Where a roofed accessory building is structurally attached to a main building, it shall be subject to, and must conform to, all yard regulations of this Ordinance applicable to main buildings.
- (b) No detached accessory buildings, structures, or uses in a Residential District shall be erected in a required front yard or within permanent easements.
- (c) Accessory buildings or structures may be located in a side or rear yard, but shall be at least five feet from all adjoining lot lines and ten feet from any principal building. An accessory structure shall not be located nearer than ten feet to a street right-of-way line, except in those instances where the rear lot line abuts an alley right-of-way, in which case, the accessory building shall be no closer than five feet to such rear lot line. In no instance shall an accessory structure be located within a dedicated easement. No accessory structure shall exceed 15 feet in height, except as otherwise expressly permitted herein.
- (d) The total floor area of all accessory buildings shall not exceed 1,600 square feet and not have any dimension greater than 40 feet.

Accessory buildings in residential districts of less than 100 square feet (i.e. picnic shelters, gazebos, and prefabricated storage buildings) shall not require a zoning permit but shall be subject to all applicable rear, side, and front yard setbacks as outlined in this ordinance.

- (e) On corner lots where a rear yard abuts a side yard, accessory buildings on the corner lot shall have a minimum setback from the rear lot line a distance equal to the least side setback required for the lot abutting the corner lot.
- (f) The use of any accessory building for the overnight housing of persons is prohibited, unless expressly permitted by this Ordinance.

(Ord. No. 2005-01 adopt. March 14, 2005)

**300.1803 Accessory buildings in other than single family residential districts.**

Sec. 18.03.

- (a) Where the accessory building is structurally attached to a main building, it shall be subject to, and must conform to, all yard regulations of this Ordinance, applicable to main buildings.
- (b) No accessory structure shall be erected in the front yard. In the case of lots with two front yards, no accessory structure shall be located in the required minimum setback of either front yard. Accessory buildings in nonresidential districts shall be limited to two buildings per lot.
- (c) No detached accessory building in a Business District shall exceed one story or 15 feet in height. Accessory buildings in all other districts may be constructed equal to the permitted maximum height of structures in said districts, subject to Planning Commission review and approval.
- (d) An accessory building in a nonresidential zone may not occupy more than 30 percent of the area of a lot exclusive of required yard setbacks.
- (e) The use of any accessory building for the overnight housing of persons is prohibited unless expressly permitted by this Ordinance.

**300.1804 Adult book or supply stores, adult motion picture theaters, adult live stage performing theaters, adult outdoor motion picture theaters, group "A" cabarets, and massage parlors or massage establishments.**

Sec. 18.04.

- (a) In the preparation and enactment of this Section, it is recognized that there are some uses which, because of their very nature, have serious objectionable characteristics which have a deleterious effect upon residential, office and commercial areas. Regulation of the locations of these uses is necessary to ensure that the adverse effects of such businesses will not cause or contribute to the blighting or downgrading of the Village's residential neighborhoods and commercial centers. It is the intent of this Chapter to