

§ 153.090 ACCESSORY ~~NONRESIDENTIAL~~ BUILDINGS IN COMMERCIAL OR INDUSTRIAL ZONES.

An accessory nonresidential building may be erected detached from the principal building, ~~or, except when a stable, may be erected as an integral part of the principal building.~~ **When permitted simultaneously.**

~~—(A) *Approval.* No accessory structure shall be erected on any property prior to the construction of the principal structure unless such accessory structure shall have been approved by the Planning Commission as a conditional use.~~

(B) ~~*Attached accessory.*~~ ***Accessory Buildings.*** An accessory building attached to a main building shall be made structurally a part and have a common wall with the main building and shall comply in all respects with the requirements of this chapter applicable to the principal building.

~~(C) *Portable accessory.* A portable accessory building shall not be connected to any utilities and shall not be allowed in the front yard or side yard. On a corner lot, it may be located in one side yard.~~

(D) *Size.* Accessory buildings shall follow the provisions set by the appropriate table for zoning district in which it is located as outlined herein and shall have a similar architecture, building materials, color schemes and roof slopes to that of the main structure. A variance to the requirement may be requested in accordance with § [153.027](#).

(E) *Setbacks.* No detached accessory nonresidential building shall be located closer than five feet to any side or rear lot line. In the case of a corner lot, said accessory building shall not project beyond the building line required or existing on the adjacent lot. Accessory buildings shall meet the front building setbacks for the zone it is to be located.

(F) *Height.* Accessory buildings shall not exceed the maximum height as allowed by the appropriate table for zoning district in which it is located.

(G) *Barns and stables.* Barns and stables shall not be considered nonresidential accessory structures and shall meet the setback requirements as set forth in the zoning district in which it is located.

(Ord. 2012-07-393, passed 7-3-12; Am. Ord. 2012-11-401, passed 11-7-12; Am. Ord. 2013-04-417, passed 4-2-13; Am. Ord. 2013-09-441, § 153.601.1, passed 9-3-13; Am. Ord. 2014-12-489, passed 12-2-14)