

# *Athens Township Zoning Code*

## *Subsection 6.04 (a) Accessory Buildings*

An accessory building is a structure that is not the principal building or structure on the lot. An accessory building which is physically attached to the principal building, such as a garage or shed, shall be deemed a part thereof and not an accessory for the purposes of this Code.

1. No lot should contain an accessory building or structure without a principal building except as allowed in §6.07 during the construction of the principal building.
2. Accessory buildings and structures with a footprint larger than fifty (50) sq. ft. require an Accessory Zoning Certificate.
3. Accessory buildings and structures with a footprint fifty (50) sq. ft. or smaller do not require an Accessory Zoning Certificate. However, such buildings must still satisfy all setback requirements, and count against the maximum number of accessory buildings allowed on a lot as specified in §6.11. Accessory buildings and structures with a footprint larger than fifty (50) sq. ft. require an Accessory Zoning Certificate.
4. The footprint of an accessory building shall be measured using outside dimensions, taking into account the fullest extent of an overhanging roof if present.
5. Setback regulations
  - a. All parts of accessory buildings must maintain a setback of at least five (5) feet from any part of the principal building on the lot.
  - b. Accessory buildings are not permitted in a front setback area.
  - c. Accessory buildings are not permitted in a side setback area, except that a storage building equal to or less than fifty (50) square feet in area, not permanently attached to the ground may be located not less than five (5) feet from the side property line.
  - d. Accessory buildings are permitted in the rear setback area provided they are located not less than five (5) feet from any side or rear property line.
  - e. An accessory building may not be located closer than five (5) feet from any other accessory structure.
  - f. Accessory buildings located on a corner or double frontage lot shall not be permitted to project beyond the minimum front setback facing the adjacent streets.
6. Accessory structures should not contain or be used as a dwelling unit.
7. The maximum height of any accessory building shall not exceed the height of the primary building.
8. The total square footage of all unattached accessory buildings and structures shall not exceed 3% of the lot area or 20% of the principal building area, whichever is smaller.
9. A Conditional Use Permit is required for any portable or temporary carport in residential districts.
10. Accessory buildings are permitted in Large Lot Rural (LLR) Districts provided that they are clearly related to the principal use and do not include any activity conducted as a business except agriculture conducted on lots greater than one acre and not in a platted subdivision.
11. Semi-tractor trailers used for storage (with or without wheels) are prohibited accessory structures in all districts.