Sec. 10-1-16 ACCESSORY BUILDINGS

(a) TIME OF CONSTRUCTION. No accessory building or structure shall be constructed on any lot prior to the time of construction of the principal building to which it is accessory.

(b) PERCENTAGE OF REQUIRED REAR YARD OCCUPIED. No detached accessory building or buildings shall occupy more than thirty (30%) percent of the area of the required rear yard. Any accessory building in a Residential District which exceeds four (4) automobile stalls or eight hundred (800) square feet of floor area shall first obtain a conditional use permit.

(c) HEIGHT OF ACCESSORY BUILDINGS IN REQUIRED REAR YARDS. No detached accessory building located in a required rear yard shall exceed fifteen (15) feet in height.

(d) LOCATION IN RESIDENTIAL DISTRICTS.

(1) No accessory building in a residential district shall be erected in any yard except a rear yard, and all accessory buildings shall be located not less than six (6) feet from all lot lines and from any other building or structure on the same lot; except as provided in Subsections (e) and (f).

(2) When an accessory building is a part of the main building, or is substantially attached thereto or lies within ten (10) feet of an exterior wall of the main building, the side yard and rear yard requirements for the main building shall be applied to the accessory buildings.

(e) GARAGES IN EMBANKMENTS IN FRONT YARDS. Where the mean natural grade of a front yard is more than eight (8) feet above the curb level, a private garage may be erected within the front yard, provided as follows;

(1) That such private garage shall be located not less than five (5) feet from the front lot line.

(2) That the floor level of such private garage shall be not more than one (1) foot above the curb level; and

(3) That at least one-half (1/2) the height of such private garage shall be below the mean grade of the front yard.

(f) IN COMMERCIAL AND MANUFACTURING DISTRICTS. All accessory buildings shall be located no less than ten (10) feet from the rear lot line.