

SECTION 3 - GENERAL REQUIREMENTS

3.1 PRINCIPAL PERMITTED USES

- 3.1.1 The principal permitted uses of lands, buildings, or structures as hereinafter listed in each zoning district shall be permitted in the districts indicated under the provisions of these regulations. No lands, buildings, or structures shall be devoted to a use other than the uses permitted in the zoning district in which the lands, buildings, or structures shall be located with the following exceptions:
- 3.1.2 Uses lawfully established on the effective date of these regulations and rendered non-conforming by the provisions thereof shall be subject to the provisions hereinafter set forth;
- 3.1.3 Special uses allowed in accordance with procedures or provisions set forth hereinafter; and,
- 3.1.4 Accessory uses incidental to the principal use and located on the same lot.

3.2 PERMITTED SPECIAL USES

- 3.2.1 It is recognized that there are certain uses which, because of their unique characteristics, cannot be properly classified in any particular zoning district, without consideration, in each case, of the impact or influence of those uses upon neighboring land. Such permitted Special Uses fall into two categories:
 - (A) Uses publicly operated or traditionally affected with a public interest; and,
 - (B) Uses entirely private in character, but of such an unusual nature that their operation may give rise to unique problems with respect to their influence or impact on neighboring property.
- 3.2.2 Permitted Special Uses of lands, buildings, or structures, as hereinafter listed in each zoning district, may be allowed only in the zoning district designated, subject to the issuance of a Special Use Permit in accordance with the procedures and provisions set forth herein.
- 3.2.3 Where a building or structure and the use thereof, or use of land, lawfully exists as a special use on the effective date of these regulations, then such use is classified by these Regulations as an allowable special use in the zoning district where it is located. The existing building or structure and its use thereof, or the use of land where no building or structure is involved comprising such a special use, shall be considered a lawful special use, except a special use permit shall be required for any expansion of physical development for such special use, including new building additions or enlargements to existing buildings, or extension of land improvements for expansion of such use of land where no buildings or structures are involved.

3.3 ACCESSORY BUILDINGS AND USES

- 3.3.1 Unless otherwise prohibited or restricted, a permitted use also allows uses, buildings, and structures incidental thereto if located on the same site or building lot. However, such accessory uses, buildings, and structures shall not be established or erected prior to the establishment or construction of the principal permitted use of the building, structure or land, and shall be compatible with the character of the principal permitted use.
- 3.3.2 Detached accessory buildings shall conform to all yard setbacks and height requirements as specified in each zoning district.

- 3.3.3 Detached accessory buildings or structures shall be located no closer than 6 feet to any other accessory or principal building as provided in the local building code.
- 3.3.4 No accessory building, in any zoning district except AG (Agricultural Farming District) and AGD (Agricultural Farming District) shall exceed one and one-half times the size of the principal structure's footprint.
- 3.3.5 Accessory buildings shall not be permitted in the front yard or in the required street side yard setback, and accessory buildings shall not be allowed within an existing easement.
- 3.3.6 In the RS-100, RS-72, RD-50, RG-35, RG-15, and RMH Residential Districts, a maximum of two accessory structures shall be allowed:
 - (A) Detached garages shall count as one accessory structure, with a maximum allowable size of 720 square feet.
 - (B) Garden sheds shall count as one accessory structure, with a maximum allowable size of 144 square feet.
- 3.3.7 Detached accessory structures in Residential Districts that are customary and appurtenant to the permitted uses shall be constructed of materials customarily used in residential construction and be consistent with materials and color of the principle structure. The roofs of said building shall have a minimum 3:12 pitch.