

16-302 ACCESS REQUIRED

Every building shall be on a lot adjacent to and having access to a public street or to an approved private road. All structures shall be so located on lots as to allow required off-street parking, safe and convenient ingress and egress for fire and police protection, and other services.

16-303 ACCESSORY BUILDINGS**A. General Requirements:**

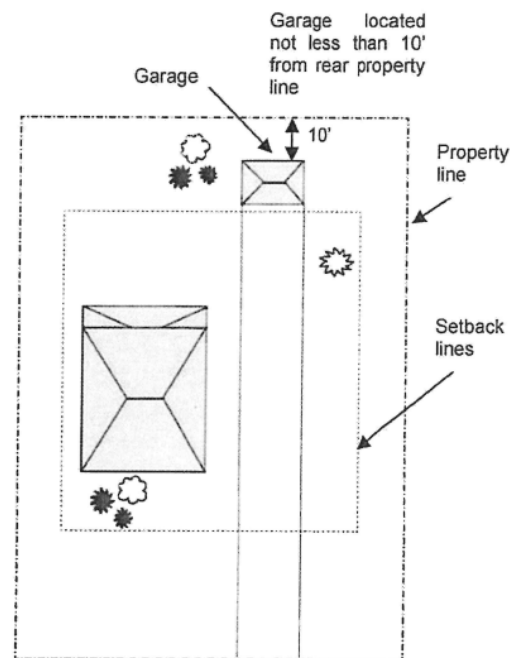
1. Accessory buildings shall be supplemental or subordinate to the principal building on a parcel of land, and shall be on the same parcel of land as the principal building, structure, or use they serve.
2. Construction, erection, installation, or placement of accessory buildings or structures shall be in accordance with the requirements of applicable Building Code. Permits shall be required for buildings greater than 50 square feet in size.
3. Accessory buildings, structures, and uses shall not be located within a dedicated easement or right-of-way.

B. Location of Accessory Building: Single Family Residential Use: A building, including a garage, which is accessory to a single family dwelling and which is not attached thereto shall not be located:

1. In the front yard or between the principal building and the street right-of-way; for parcels less than 10 acres.
2. In the front yard setback for parcels 10 acres or more.
3. Closer to a side lot line than is allowed for a principal building;
4. Closer than ten (10) feet to the rear lot line;
5. Closer than ten (10) feet to a principal building;

C. Location: Other Uses:

1. The location of an accessory building which is accessory to a principal building or use, other than a single family residential building or use, shall be determined by a site plan reviewed and approved by the Township in accordance with the provisions of this ordinance.
2. Other accessory structures shall utilize the locational and dimensional requirements set forth in Article IV per the applicable zoning district.

D. Accessory Building Height: The maximum building height of an accessory building, other than a stable, in a single family residential district shall be fifteen (15) feet. The maximum height of a stable shall be not more than

fifteen (15) feet. Maximum building height for accessory buildings may be greater provided the following is met:

1. For every additional one (1) foot of accessory building height, the rear and side yard setback must be increased ten (10) feet.
2. In no instance shall the building height exceed twenty-four (24) feet except as otherwise provided.

For a non-single family use the maximum building height of an accessory building shall not exceed twenty-four (24) feet.

- E. Lot Coverage: In all zoning districts, the total lot coverage by accessory and principal building shall not exceed the lot coverage standards of the zoning district. See Table 16-402.02 for allowable lot coverage.
- F. Accessory Building Prohibited: No accessory building shall be constructed on a lot where a principal building does not exist.
- F. In the VLRD, LRD, LMRD, MRD and RM districts, the parking of not more than two (2) commercial vehicles is permitted only within an enclosed building.

16-304 ACCESSORY USES

- A. Accessory uses may be regarded as accessory to the principal use and may be carried on underneath the umbrella of the permit issued for the principal use. Uses may be considered accessory to the principal use regardless of whether the accessory use is separately identified in this ordinance as a permitted or special use.
- B. Interpretation of Accessory Uses: For purposes of interpreting accessory uses:
 1. When an activity or use is conducted in conjunction with principal use and the former use; (1) constitutes only an incidental or insubstantial part of the total activity that takes place on a lot, or (2) is commonly associated with the principal use and integrally related to it, then the former use may be regarded as accessory to the principal use.
 2. A use may be regarded as incidental or insubstantial if the viability of the principal use is not dependent in any significant way on the accessory use.
 3. To be "commonly associated" with a principal use it is not necessary for an accessory use to be connected with such principal use more times than not, but only that the association of such accessory use with such principal use takes place with sufficient frequency that there is common acceptance of their relatedness.
 4. An accessory use shall not generate any effects on neighboring properties, including, but not limited to, noise, parking, traffic, glare, or dust, greater than or more burdensome than such impacts from the principal use on the property.
 5. By way of example, and not to limit the application of this section, common accessory uses may include swimming pools or tennis courts associated with and integrally related to a residential subdivision or multi-family development, and an automated car wash associated with a gasoline station.

16-305 RESERVED
