[§ 430-25**Accessory uses and detached accessory structures/garages.**](https://ecode360.com/9525319#9525319)

[Amended 2-10-2003 by Ord. No. 934-2003]

**A.** [**General**](https://ecode360.com/9525320#9525320)

Accessory uses and accessory structures and detached garages are permitted in the rear yard only. They shall not be closer than 10 feet to the principal structure and shall not be closer than three feet to any lot line nor five feet to any alley line. In the R-AA, R-A and R-B Single-Family Districts, R-B-1 Mixed One- and Two-Family District, R-C Two-Family District, RM Multiple-Family District, and B-3 Neighborhood Business District, accessory structures and garages shall not exceed 18 feet in height. The pitch of the roof of the accessory structure shall not exceed the pitch of the roof of the principal structure unless approved by the Plan Commission.

**B. Design Standards**

Accessory structures must be compatible with the primary building in terms of its character, roof shapes, building materials, colors and architectural details.

[**C. Detached Garages**](https://ecode360.com/9525321#9525321)

One detached garage is permitted per residential lot and the structure shall be serviced by a driveway constructed of concrete or asphalt. Detached garages must contain at least one overhead door and comply with all other provisions of this code.

1. **Floor Area**
	1. In residential districts R-AA, R-A, R-B, R-B-1, and R-C the floor area of a detached garage shall not exceed 720 square feet for lots .5 acres or less and 1,080 square feet for lots over .5 acres.
	2. In residential multiple-family RM districts the floor area of a detached garage shall not exceed 384 square feet per unit served.

[**D. Other Detached Accessory Structures**](https://ecode360.com/9525322#9525322)

In addition to a detached garage, one additional accessory structure is permitted per residential lot. The floor area of an accessory structure shall not exceed 200 square feet.

**E. Combined Square Footage of Accessory Structures**

In residential districts R-AA, R-A, R-B, R-B-1, and R-C, if only one detached building is constructed the maximum allowable sizes of the accessory structure and detached garage may be combined to permit one larger detached garage.

**F. Modifications to Floor Area**

The maximum floor area of an accessory structure or the requirement that detached garages are serviced by a driveway may be modified subject to plan commission approval. In determining whether to modify maximum floor area or omit the requirement that a detached garage is serviced by a driveway, the commission shall consider and apply the following non-exhaustive list factors: the size of the lot, the size and location of other structures on the lot, and any other unique circumstances applicable to the lot, the owners, or the proposed use of the property.