

§ 155.099 SPECIAL CONDITIONS.

(B) *Special conditions by use.*

(5) *Residential accessory buildings.*

(k) Accessory buildings or structures shall comply with the minimum setback from the property line as depicted in the table below in conjunction with the height of the accessory building or structure. Accessory buildings or structures shall be limited to one story, and may have a loft or attic, provided that such loft or attic is not used as habitable space. The height of accessory buildings or structures shall be measured from the ground to the highest point of the building or structure.

<b>Max. Accessory Building Height</b>	<b>Minimum Setbacks</b>	
	<b>Min. Rear Yard</b>	<b>Min. Side Yard</b>
8'	7.5'	5'
10'	9.5'	7'
12'	11.5'	9'

(l) Accessory buildings or structures may be located in the side yard provided that they meet the minimum height requirements described in division (B)(5)(k) of this section and that they are at least 75 feet from the front property line or behind the rear facade of the main residential building that is furthest from the street.

(o) A minimum distance of five feet from accessory buildings or structures to the house and to other accessory buildings or structures shall be required. No minimum separation shall be required for accessory buildings or structures with an area of 120 square feet or less.