

### Section 7.5 Accessory Uses and Structures

1. Accessory uses shall be compatible with the principal use and shall not be established prior to the establishment of the principal use.
2. Accessory buildings shall be a minimum of 10 feet from the nearest wall of the principal building and shall conform to all bulk regulations for the specific district except that accessory buildings may be constructed a minimum of 10 feet from the rear property line.
3. Accessory buildings shall not exceed 20 feet in height, measured from floor of building to roof peak of building.
4. Solid fences in front yards exceed 2'-0" in height shall meet front yard set back regulations for that district. Fences in side and rear yards may be constructed on property lines.
5. Protective structures shall be constructed around the perimeter of all below grade swimming pools subject to zoning ordinance/building code. The fence, wall or other protective structure shall be a minimum of 5 feet in height and constructed in such a pattern that a sphere 4 inches in diameter cannot pass through (1985 U.B.C. Section 1711). All doors and/or gates shall have self-closing and self-latching devices located a minimum of 4 feet above grade or otherwise inaccessible from the outside to small children. In lieu of self-closing and self-latching devices, locks may be installed keeping the swimming pool secure when not in use. Permanent protective structures or temporary protective structures pending construction of permanent structures shall be constructed prior to filling pool with water. Above grade swimming pools exempt from zoning ordinance/building code requirements should also be protected as necessary to prevent unauthorized entry.

### Section 7.6 Bulk Requirements

All new buildings shall conform to the building regulations established herein for the district in which each building shall be located. Further, no existing building shall be enlarged, reconstructed, structurally altered, converted or relocated in such a manner as to conflict or to further conflict with the bulk regulations of this ordinance for the district in which such buildings shall be located.

Minimum bulk requirements in feet for lot size and width; front, side and rear yard set back; ground floor living area per dwelling; and maximum lot coverage area as follows:

District	Lot Size	Lot Width	Front Yard	Side Yard	Rear Yard	Ground Floor Area/Dwelling	Lot Coverage
AG-1, R-1 M-1	43,560	150	40	10	40	825	20% 80%
AG-2, B-1 R-2	15,000	100	40	10	40	825	80% 30%
CO-1, HI-1 R-3, R-5	12,000	80	30	7	30	600	30%
R-4	3,600	36	25	7	10	600	30%

**Additional Bulk Requirements:**

1. All buildings and structures including solid fences exceeding two feet in height shall be constructed in compliance with the following minimum set back distances from public/private streets:
  - a. Township/private roads – 40 feet back from common right-of-way/property line boundary (73 feet back from R.O.W. centerline of roads with 66 feet R.O.W. and 65 feet back from R.O.W. centerline on roads with 50 feet R.O.W.).
  - b. County, State and/or Federal Highways – 50 feet back from common right-of-way/property line boundary (100 feet back from R.O.W. centerline on highways with 100 feet R.O.W. and 90 feet back from R.O.W. centerline on highways with 80 feet R.O.W.).
  - c. If there is a conflict between set back regulations and front yard regulations, front yard regulations shall be applicable on township/private roads and set back regulations shall be applicable on county, state and/or federal highways.
2. The regulations shall not be interpreted to reduce the buildable width or depth of a lot in single ownership subdivided and recorded by law at the time of the passage of this ordinance to less than 35 feet. In locations where the building line restrictions set forth herein will create an undue hardship or in locations where in the majority of existing buildings are not in conformity with these restrictions, appeals may be made for a variation in which the setback regulations may be modified.

3. On corner lots where a lot is adjoined by streets on two or more sides, each side adjoined by a street shall be considered a front yard for purposes of set back requirements.

### SAMPLE PLOT PLAN

