

Section 1.01 Principal Building on Lot.

- (1) In residential districts only one principal building and its customary accessory buildings may hereafter be erected on any lot unless otherwise permitted by these Regulations.
- (2) Accessory Buildings - Definitions
 - a) Accessory Building: A structure, attached or detached, which is subordinate to the main or principal structure, on the same lot, and is used for purposes customarily incidental to the main structure.
 - b) Portable Building - an accessory building which can be moved and which does not require a footing or slab.
 - c) Accessory building not used as a garage - any accessory building that is not a garage, storage building, pool storage building, pump house or gazebo.
- (3) Accessory Buildings - General Requirements
 - a) Accessory uses and buildings are permitted only in connection with, incidental to and on the same lot with the principal use of building which is permitted in the particular residential zoning district.
 - b) No accessory use shall be occupied or utilized unless the principal structure to which it is accessory is occupied or utilized.
 - c) In any zoning District, an accessory building may be erected detached from the permitted principal building or as an integral part of the permitted principal building. When erected as an integral part of the permitted principal building, it shall be subject to and must conform to all regulations of this Ordinance applicable to the permitted principal building. The architectural character of all attached and detached accessory buildings, with the exception of portable buildings less than one hundred (100) square feet in area, shall be compatible and similar to the principal building.
 - d) An accessory building shall be considered as attached to a principal building when the distance between two (2) buildings is ten (10) feet or less and covered by a roof that is similarly constructed as the roof of the principal building and accessory building.
 - e) The distance between a detached accessory building and any other building or structure shall not be less than ten (10) feet.
 - f) Any structure requiring plumbing shall come before the Greenwood Planning Commission for approval. In considering authorization, the Greenwood Board of Adjustment shall consider the following standards:
 - i) The intended use of the building.
 - g) An accessory building which will not be used as a garage shall not be erected or used without first being authorized by the Greenwood Board of Adjustment as a variance. In considering authorization, the Greenwood Board of Adjustment shall consider the following standard:
 - i) The intended use of the building,
 - ii) The size, proposed location, type and kind of construction and general architectural character of the building,
 - iii) The type and kind of principal and accessory buildings and structure located on properties which are adjoining and in the same neighborhood,
 - iv) The extent to which the building absorbs required yards and other open spaces.
 - h) An accessory building not used as a garage may, nevertheless, be used to house a vehicle. However, the fact that an accessory building not used as a garage will be used to house a vehicle shall not be a basis or reason for the accessory building to exceed the area and / or height limitations

provided for accessory buildings not used as a garage in this section.

- i) With the exception of portable buildings less than 100 sq. ft. in area, all accessory buildings shall require the purchase of a building permit.
- (4) Area and Height Limitations
- a) In residential zones, attached or detached garages are counted as an accessory building for purposes of this limitation. An accessory building not used as a garage, is permitted as long as there is compliance with all of the following requirements:
 - i) The total area of a single detached accessory building or the total combined area of two detached accessory buildings shall at no time exceed ten (10%) of the required rear yard area (rear yard depth required for the zoning district within which the accessory building or buildings are located multiplied times the width of the lot measured at the rear wall of the principal building;
 - ii) Any single dimension of a detached accessory building, either length and/or width, shall not be more than one-half of the average rear yard depth (the average distance between the rear lot line and a line running parallel with the rear wall of the principal building to the side lot lines);
 - iii) The total square footage of all structures on the lot shall not exceed thirty (30%) percent of the total area of the lot.
 - iv) The accessory building shall have an architectural character and design including, but not limited to, color, siding, roofing, roof pitch, overhead doors, that is the same as to the principal building.
 - b) In residential zones, attached or detached garages are counted as an accessory building for purposes of this limitation. Accessory buildings not used as garages shall not exceed one (1) story in height. The total height of an accessory building not used as a garage shall not exceed 130% of the sidewall height of the accessory building, which for purposes of this subsection shall be measured from the bottom of the rafters or trusses. Accessory buildings not used as garages shall be subject to height limitations contained in the following chart:

Height Limitations for Non-Garage Accessory Buildings		
Building Size	Maximum Height of Building	Maximum Height of Sidewall
<240 sq. ft.	14 ft.	10 ft.
>240-350 sq. ft.	16 ft.	12 ft.
350-700 sq. ft.	18 ft.	14 ft.
>700-1050 sq. ft.	20 ft.	14 ft.
>1050- 1400 sq. ft.	22 ft.	14 ft.
>1400 sq. ft.	24 ft.	14 ft.

- c) Accessory buildings used as garages in Residential Zoning districts for the storage of vehicles shall not exceed one (1) story in height and shall be subject to the following area and height limitations:
 - i) A two car garage that is no greater than 484 square feet in size is permitted in any residential zoning district, subject to the setback requirements of the particular zoning district.
 - ii) A larger garage, up to 864 square feet in size is permitted in any residential zoning district, provided that the garage does not exceed 75% of the footprint of the usable floor area of the main floor of the house or the main and upper floor of a tri-level or similar design.
 - iii) No garage may exceed twenty-four (24) feet in height or fourteen (14) feet of sidewall height.
- d) All Accessory buildings shall meet the following roof pitch requirements:
 - i) The roof pitch on any dormers shall not be less than the roof pitch on the rest of the accessory building,
 - ii) The roof shall have a maximum pitch of no greater than 10/12, and shall not otherwise exceed the predominant roof pitch of the principal building, and
 - iii) Except for an accessory building that is less than three hundred twenty (320) square feet in area, all areas of the roof of an accessory building shall have a minimum pitch of 3/12.
- e) The Board of Adjustment may authorize accessory buildings, including those used as a garage, of a greater area, and may authorize accessory buildings not used as a garage, of a greater height, as a variance. In granting such authorization, the following standards shall be considered:
 - i) The area and/or height of the accessory building in relation to the size of the lot on which it is to be placed,
 - ii) The area and/or height of the accessory building in relation to the principal building on the lot on which it is to be placed,
 - iii) The location of the accessory building in relation to other buildings on the lot or adjoining lots and in relation to the principal building, and
 - iv) Whether or not the accessory building will affect light and air circulation of the adjoining property.
- (5) Location Requirements. With the exception of lots abutting bodies of water, the minimum yard requirements for all accessory buildings, including garages, accessory buildings not used as a garage, storage buildings, pool storage buildings pump houses, gazebos, and horse shelters/riding arenas, shall be as set forth in the following table:

Section 1.02 Reduction of Lot Area or Yard Requirements.

- (a) No lot shall be reduced in area so that yards, lot area per family, lot width, building area, or other requirements of these regulations are not maintained. This section shall not apply when a portion of a lot is acquired for a public purpose.
- (b) No yard or lot area requirements for buildings existing at the time of the passage of these Regulations shall be considered as yard or lot area requirements for any other building.