

**Regulation of Accessory Uses and Buildings**

It is the purpose of Section 1141.06, inclusive of this Ordinance, to regulate accessory uses in order to promote the public's health, safety, and welfare. It is the intent of these sections to permit such uses to be established and maintained in a manner which makes them compatible with principal uses and harmonious with uses upon adjacent properties. The provisions of Section 1141.06, inclusive of this Ordinance, shall apply to the location and maintenance of accessory uses as herein defined.

**A. General Requirements**

Except as otherwise provided in this Ordinance, an accessory use or structure shall be permitted in association with a principal use or structure provided that:

1. The total square footage shall not exceed forty-five percent (45%) of the gross floor area of the principal use or structure, except where additional space is needed to comply with off-street parking requirements.
2. It shall not contain or be used as a dwelling unit.
3. It shall not exceed the height of the principle structure and/or exceed eighteen feet (18') in height.
4. It shall meet all yard requirements of the principal use, except as modified by the District Regulations in Chapter 1140.
5. Mobile home trailers shall not be permitted as accessory uses in any district.

**B. Accessory Elderly Dwelling Unit**

Notwithstanding the provisions of Section 1141.03.E. of this Ordinance, an owner-occupied single-family dwelling unit may be converted to allow the incorporation of one (1) additional dwelling unit for the exclusive occupancy of an elderly household, a member of which shall be an elderly person related to the owner of the single-family dwelling unit. Such accessory elderly dwelling unit shall be wholly contained within the existing principal building or shall be attached to it by a common wall, floor, or ceiling. The application for the Zoning Permit for such conversion shall be accompanied by an affidavit attesting to the owner's present occupancy of the dwelling unit and to the age and relationship of the elderly person.