

Zoning Code - Chapter 17.04 General Provisions (GARAGE INFORMATION)

(7)

Accessory buildings, structures and uses.

(a)

Accessory buildings, structures and uses customarily incidental to permitted and special principal uses shall be permitted as herein regulated. Accessory structures such as solar collector structures, either freestanding or attached to a principal or accessory building; windmills and other wind-generating structures on lots three acres or more in area; radio and television satellite antennas, such as dish antennas, whether mounted on a building or located on the ground, either permanently or in a portable manner; and other similar accessory structures shall conform to the requirements set forth in this section and shall be required to obtain a permit under § 15.07 of this Code.

[Amended by Ord. No. 586]

(b)

Accessory buildings, structures and uses shall be compatible with the principal use and shall not be established prior to the establishment of the principal use and, except as otherwise herein regulated, shall not include the keeping, propagation or culture of pigeons, poultry or livestock, whether or not for profit.

(c)

Except as otherwise herein regulated, an accessory building in a residential district hereafter erected, altered, enlarged or moved on a lot shall conform to the following provisions:

1.

A detached accessory building in a rear yard shall be not less than 20 feet from the rear lot line and not less than the side yard required for the principal building from the nearest side lot line, except:

a.

In such portions of the Plat of Greendale Center, Blocks 1 through 60, comprising the areas originally occupied by single- or two-family dwellings constructed by the Resettlement Administration, a detached garage or carport may be attached by a party wall centered on the side lot line and common to a garage or carport located in the rear yard of the adjoining lot.

b.

An accessory building or structure in the rear yard of a through lot shall not be nearer to the rear lot line abutting a street than the distance required for a front yard. In the plat of Greendale Center, Blocks 1 through 60, the setback shall not be less than 25 feet.

c.

When a property owner cannot meet the side yard setback with a detached private garage (foundation measurement of 14 feet by 22 feet) with entry to the garage perpendicular to the street (garage door parallel to the street) he may construct a private detached garage not to exceed 14 feet by 22 feet (foundation measurement) encroaching upon the side yard to the minimum distance possible in the judgment of the Building Board, but in no case shall the side yard setback on the garage side be less than five feet. After the degree of encroachment has been determined, the size of the garage in the other direction shall be immaterial. The garage shall meet all other setback requirements. Projections shall not encroach into the minimum five-foot setback.

d.

The requirements of Subsection (8)(w) of this section notwithstanding, in the R-1, R-1A, R-2, R-3, R-4, and R-5 Residential Zoning Districts only, detached sheds and storage buildings which are 80 square feet in area or less and are used exclusively for the storage of garden equipment and household items shall:

[Added 5-21-2002 by Ord. No. 793]

1)

Not be located in the front or side yards.

2)

Not be located less than 10 feet from the rear lot line.

3)

Have a required side yard of not less than that of the principal building from the nearest side lot line or closer to the side lot line than an accessory garage, whichever is closest to the side lot line.

4)

Not be closer to a detached garage or other accessory structure than three feet.

5)

Not exceed a maximum height of eight feet as measured from grade to the highest point of the roof structure.

6)

Not be constructed within any drainage or utility easements nor within any drainage swale or drainage course.

7)

Not be constructed of exposed steel or clad with steel (unless it matches the siding of the principal residential structure) but may be clad with aluminum or vinyl siding materials. Said cladding materials and roof materials shall match the colors and material type of the existing residential structure or other material approved by the Building Board.

8)

Said sheds and storage buildings for garden equipment shall have architectural plans approved by the Village Building Board. Said architectural plans shall include building elevations and floor plan, including dimensions of height, width, and length, as well as an indication for materials proposed to be used. In addition, for prefabricated sheds and storage buildings for garden equipment, a copy of the manufacturer's brochure, photographs, and assembly instructions shall be submitted.

9)

The Village Building Board may require a landscape plan to be prepared for review and approval of the Village Building Board. If a landscape plan is required by the Village Building Board, said landscape plan shall indicate either in writing or graphically on a drawing the location, number, type (common name and scientific name for plant materials), and size of all proposed landscape plantings. Any landscape plant materials which may be required by the Village Building Board shall be installed at the time of the construction of the shed or storage building.

10)

Be limited to one detached shed or storage building used exclusively for the storage of garden equipment and household items per lot or parcel.

2.

A detached accessory building or when attached to the principal building shall not be located in a front yard or a required side yard or side yard abutting a street.

3.

A detached accessory building shall not be nearer than five feet to the nearest wall of the principal building or within 60 feet of the front lot line.

(d)

No accessory building located in a rear yard shall exceed one story or 17 feet in height, whichever is lower. The total ground floor of all detached accessory buildings in a rear yard shall not be more than 15% of the total area of the rear yard. In the R-1 through R-3 Residence Districts, no more than two detached accessory buildings are permitted in any rear yard, and the total square footage shall not exceed 720 square feet even if the percentage of total area is less than 15%.

[Amended by Ord. No. 659]

(e)

Accessory buildings in business, office, research and manufacturing districts shall conform to setbacks for the principal building to which they are accessory.

(f)

Any major recreational facility to be established in a residential district shall not extend closer than 20 feet to the rear lot line and shall conform to the side yard and front yard setbacks for the principal building to which the major recreational facility is accessory. Fencing, landscaping, lighting and other buffer or safety precautions may be required at the discretion of the Building Board; provided, however, that the installation of such items shall be approved by the Building Board.

(8)

Permitted accessory buildings, structures and uses. Except as otherwise regulated herein for a specific permitted or special use, the following accessory buildings, structures and uses are permitted and may be obstructions in yards as follows:

	Front Yards	Interior Side Yards	Rear Yards
(a) Awnings or canopies, attached, projecting not more than 25% of the width or depth of a yard	X	X	X
(b) Arbors or trellises			X
(c) Air-conditioning equipment shelters			X
(d) Balconies			X
(e) Bays extending less than 50% of the length of the building wall and projecting not more than 2 feet into a yard	X	X	X
(f) Bay windows projecting not more than 3 feet into a yard	X	X	X
(g) Chimneys, attached, projecting not more than 24 inches into a yard	X	X	X
(h) Eaves and gutters on principal buildings or attached accessory buildings projecting not more than 4 feet into a front and rear yard and not more than 24 inches into a side yard. Eaves and gutters on detached accessory buildings may project not more than 24 inches into required yards unless prohibited by other provisions of this chapter.	X	X	X
(i) Emergency shelters, attached or detached, when conforming also to other codes and ordinances of the Village ^[1]			X
(j) Fences, solid or open. Open fences not more than 5 feet 6 inches in height may be constructed in residential districts within the required interior side and rear yards. Open or solid fences within or abutting residential districts not more than 6 feet 6 inches in height shall meet interior side and rear yard offset requirements. In business, manufacturing and agricultural districts, fences not exceeding 6 feet 6 inches in height are permissible and may be located in front and side yards, except when the rear lot line adjoins a Village street or right-of-way. Fencing for major recreational facilities is governed by Subsection (7)(f). Fence height shall be measured as being the height above the elevation of the surface of the ground immediately beneath the fence.		X	X
(k) Fire escapes, open or enclosed, or fire towers may project into a required front yard or side yard adjoining a street not more than 5 feet and into a required interior side yard or court not more than 3 1/2 feet.	X	X	X
(l) Flagpoles	X	X	X
(m) Garages or carports, attached or detached			X
(n) Growing of farm and garden crops in the open		X	X
(o) Home occupations, provided that such occupation is not conducted from an accessory building	Not permitted in any yard		
(p) Where specifically approved by the Village Board, after referral to the Plan Commission and subject to all conditions imposed in such approval, the keeping of horses and other livestock and poultry for noncommercial purposes as accessory to a single-family dwelling on a lot not less than 5 acres in area, provided that buildings or structures for such accessory uses are located not less than 150 feet from any lot line. Adequate fencing, landscaping and maximum practical conditions of neatness and sanitation shall be maintained to avoid detrimental effects on surrounding uses. No more than 1 horse, other livestock or poultry per acre shall be permitted.			X

	Front Yards	Interior Side Yards	Rear Yards
(q) Lawn furniture, such as benches, sundials, birdbaths and similar architectural features	X	X	X
(r) Open off-street loading spaces			X
(s) Open off-street parking spaces shall be located not less than 2 1/2 feet from the nearest side lot line		X	X
(t) Ornamental light standards	X	X	X
(u) Playground and laundry-drying equipment.			X
(v) Playhouses and open-sided summer houses			X
(w) Sheds and storage buildings for garden equipment and household items as accessory to buildings, with the maximum dimensions to be 120 square feet, with a side wall height of 12 feet and provided that not more than 1 shed per lot shall be allowed. Also see Subsection (7)(c)1d. [Amended by Ord. No. 616; 5-21-2002 by Ord. No. 793]			X
(x) Signs and nameplates as regulated herein	X	X	X
(y) Sills, belt courses, cornices and ornamental features of the principal building projecting not more than 18 inches into a yard	X	X	X
(z) Steps, open, necessary for access to and from the dwelling or an accessory building, steps as access to the lot from the street and in gardens or terraces, provided that there are no more than 8 steps for access to and from a principal or accessory building	X	X	X
(aa) Terraces, patios and outdoor fireplaces			X
(bb) Trees, shrubs and flowers	X	X	X

On a corner lot, within that part of a required yard located within 25 feet from the point of intersection of two street right-of-way lines abutting the lot, no obstructions as permitted above in a front yard shall be erected, constructed, planted or maintained having a height exceeding 30 inches, and trees planted and maintained in such part of a lot shall not have branches lower than eight feet above the grade at the center line of the adjacent street roadway.

[\[1\]](#)

Editor's Note: Amended at time of adoption of Code (see Code Adoption Ordinance).