

# CHAPTER 7: LAND USE AND DEVELOPMENT CODE

## 7.2.309 ACCESSORY STRUCTURES

### 7.2.309.01 Single Family and Duplex

For single family residential and duplex uses on an individual lot:

- A. Height. The maximum height shall be 25 feet, provided, the structure shall not exceed the height of the primary building.
- B. Property Setbacks. When a wall adjacent to a property line or alley is nine feet or less in height, the minimum setback shall be two feet. For each one foot increase in the wall height above nine feet, the setback shall increase one additional foot.
- C. Building Separation. Accessory structure shall be separated from the primary buildings by a minimum of 6 feet. A covered walkway, which contains no habitable space, may connect the two buildings without violation of the separation requirement. Accessory structures less than 6 feet from the primary structure or connected by a fully enclosed walkway will be considered as part of the primary structure and subject to the setback requirements of the primary structure.
- D. Building Size and Lot Coverage. Accessory structure, in combination with the primary structure, shall not exceed the maximum lot coverage limitation of the underlying zone.
- E. Historic Structures - Accessory structures located on an individual lot or parcel adjacent to a significant historic resource identified in the Dayton Comprehensive Plan shall comply with the following:
  - 1. The exterior of the accessory structure shall be residential in appearance. No specific siding material is required, except that use of vertical metal siding shall be prohibited.
  - 2. The height of the accessory structure shall not exceed the height of the adjacent historical building. If the site of the historical resource does not contain a building, the accessory structure shall not exceed the height of the residence which the structure will be located.
  - 3. These provisions shall apply to all accessory structures regardless of whether a building permit is required.

7.2.309.02 **Multi-Family, Commercial, Industrial Structures**

For multi-family, public, semi-public, commercial and industrial uses:

- A. Location and Number. Accessory structures may be located within any yard area. There is no limit to the number of permitted structures.
- B. Height. The accessory structure shall comply with the height limitations of the underlying zone.
- C. Property Setbacks. Accessory structures shall comply with the setbacks for the primary building in the underlying zone.
- D. Building Size and Lot Coverage. There is no limit to the size of the accessory structure provided the structure and all buildings on the property comply with the applicable lot coverage limitations.