

Section 4-30

ACCESSORY USES AND ACCESSORY BUILDINGS

4-30.1 - General Requirements.

A building or use accessory to an allowed principal use shall be permitted in any district, provided such structure or use is subordinate, incident and customarily associated with the lot's said principal use, and is not otherwise regulated by this ordinance. Such accessory buildings may include any structure intended and used for supporting or sheltering any use or occupancy legally occurring on the lot, including garages, sheds, barns, decks, gazebos and ground-mounted solar panels. Accessory buildings shall:

- a. not be closer than 10 feet to a principal building, if detached;*
- b. count toward and shall not cause to be exceeded, the maximum lot coverage for the district, nor occupy more than 25% of the rear yard area;*
- c. have a permanent foundation or an adequate tie-down system to prevent displacement;*
- d. not exceed 25 feet in height above the ground level, except for such accessory buildings used for barns or structures related to agricultural uses;*
- e. not be a trailer, whether resting on its wheels, jacks or other stabilization system, except where permitted on a temporary basis; and*
- f. not contain a dwelling unit, except for one seasonal unit for a caretaker on a lot used for commercial farming purposes or where elsewhere allowed by this ordinance.*

4-30.2 - Yard/Setback Requirements.

- a. Minimum front yard setback for all accessory buildings shall be the same as that of a principal building or the setback of the lot's existing principal building, whichever is less.*
- b. Detached accessory buildings not exceeding 200 square feet in area and 12 feet in height may be located within the side and/or rear yards, provided such structures are not closer than 6 feet to any lot line.*
- c. An accessory building exceeding the footprint of the lot's principal structure shall comply with the yard requirements applicable to a principal building.*
- d. All other accessory structures, including any buildings or building components attached to the principal building, shall comply with the yard requirements applicable to a principal building, except a detached accessory structure may be located within the side and/or rear yards provided no point on the structure is located closer to the lot line than a distance equal to the height above ground of such point or 6 feet, whichever is greater.*
- e. All requirements stated herein shall be exclusive of roof overhangs and appurtenances extending less than 12 inches.*
- f. A dimensional special permit for reduction in the side or rear yard setback requirements or for the separation distance from the principal structure, may be issued in accordance with 4-20.4(2).*

4-30.3 - Scientific Research.

Accessory uses of property and accessory buildings necessary in connection with scientific research or scientific development or related production, whether or not on the same parcel as activities permitted as a matter of right, may be allowed by a special permit issued by the Planning Board, provided it finds that the proposed accessory use does not substantially derogate from the public good.

4-30.4 - Keeping of Animals.

- 1. Keeping of a pet or companion animal, but not constituting a "residential kennel" (as defined in Section 2-20.1), shall be an allowed accessory use to any residential use in any district, but remains subject to any other applicable ordinance or regulation.*
- 2. Where not otherwise regulated by this ordinance, any livestock or farm animal, including a horse, shall not be kept on a lot of less than 5 acres.*

(7/13/21)