

CHAPTER 150.03
ACCESSORY STRUCTURES

(A) Attached Accessory Structures.

1. In cases where an accessory structure is attached to the principal structure, it shall be made structurally a part of the principal structure and shall comply in all respects with the requirements of the principal structure.
2. The same or similar quality exterior structure material shall be used in the accessory structure so it is compatible with the principal structure.
3. Accessory structures, including decks and roof overhangs, may not encroach into any side or rear yard setbacks.
4. Accessory structures are not to occupy more than 30% of the required rear or side yard.

(B) Detached Accessory Structures

1. The same or similar quality exterior structure material shall be used in the accessory structure so it is compatible with the principal structure.
2. On lots less than 10,000 square feet in area, accessory structures shall be at least five feet away from other buildings. On all lots that are 10,000 square feet and more in an area, all accessory structures shall be at least ten feet from other buildings.
3. Accessory structures are not to occupy more than 30% of the required rear, or side yard.
4. Detached accessory structures and all roof overhangs shall be located within the rear yard. For riparian lots detached accessory structures shall be located within the rear yard, however riparian lots are allowed one (1) front yard accessory storage structure under the following conditions:
 - a. Exceptional or extraordinary circumstances apply to the property in question, which do not apply generally to other properties in the same zone or vicinity, and result from lot size or shape, topography or other circumstances over which the owners of property since enactment of this Ordinance have had no control: and
 - b. The accessory structure is a maximum of 120 sq. ft.; and
 - c. The accessory structure is not located within any setbacks; and
 - d. The accessory structure does not occupy more than 30% of the front yard; and
 - e. The accessory structure is of a like quality material as the primary

residence and like color; and

- f. The accessory structure does not put the property above the impervious surface requirements or the nuisance storage requirements.
5. Within residential districts no accessory structures or any combination of accessory structures shall exceed one thousand (1,000) square feet in area.
6. No lot, including riparian lots, shall have more than three (3) detached accessory structures in total.
7. Except as expressly allowed by conditional use permit or variance, accessory structures shall be limited to ten (10) feet in height.
8. Detached garage side walls shall not exceed ten feet and the pitch shall be no greater than that of the principal structure.
9. Accessory structures, including decks and roof overhangs, may not encroach into the required side and rear yard setbacks.
10. Water Access Lots located within a Residential District. Each water access lot may have one water-oriented accessory structure provided the water-oriented structure or facility:
 - a. Meets all setbacks; and
 - b. Shall not exceed ten (10) feet in height, exclusive of safety rails, and shall not occupy an area greater than one hundred twenty (120) square feet; and
 - c. The structure or facility and roof overhang shall be setback from the ordinary high water level a minimum of ten (10) feet; and
 - d. The structure or facility shall be treated to reduce visibility as viewed from public waters and adjacent shore land, by vegetation, topography, increased setbacks or color, assuming summer leaf-on conditions; and
 - e. The roof may be used as a deck with safety rails, but shall not be enclosed or used as a storage area; and
 - f. The structure or facility shall not be designed or used for human habitation and shall not contain water supply or sewage treatment facilities; and
 - g. With a conditional use permit, water-oriented accessory structures used solely for watercraft storage and/or storage of related boating and water-oriented sporting equipment may occupy an area greater than one hundred twenty (120) square feet but no more than four hundred (400) square feet provided the maximum width of the structure is no more than twenty (20) feet wide as measured parallel to the configuration of the shoreline and:
 - h. The structure or facility and its roof overhang shall be setback from the ordinary high water level a minimum of (10) feet; and
 - i. The structure or facility shall be treated to reduce visibility as viewed from public waters and adjacent shore land, by vegetation, topography, increased setbacks or color, assuming summer leaf-on conditions; and

- j. The roof may be used as a deck with safety rails, but shall not be enclosed or used as a storage area; and
- k. The structure or facility shall not be designed or used for human habitation and shall not contain water supply or sewage treatment facilities.

(C) Carports

- 1. Any attached or detached carport shall be deemed an accessory structure for the purposes of this section, and the City of Waterville's Municipal Code, as well as the City's Planning and Zoning Ordinances. All carports must meet the following conditions:
 - a. The carport shall be constructed of a material that matches the same structure in terms of color, and it must be constructed of like material, as the primary structure. Carports shall not be constructed of any tarp or cloth material.
 - b. Carports must meet all of the required setbacks under this section, as well as any setbacks contained in the City's Municipal or Zoning Codes. No carports shall be in excess of 200 square feet, and carports shall not be erected or installed in any City of right of way, or located within any setbacks. All carports shall also be placed on an impervious surface.