

ARTICLE XXV
ACCESSORY USE BUILDINGS
[Added 3-18-70 by Ord. No. 471¹]
[Amended 1-19-00 by Ord. No. 912]

§ 180.81. Standards for ACCESSORY USE BUILDINGS. *[Amended 1-21-76 by Ord. No. 537; 6-18-86 by Ord. No. 709];*

One (1) ACCESSORY USE BUILDING may be erected on each LOT in any residence district excepting Residence Districts R-5, R-6 and R-7, subject to the following regulations. ACCESSORY BUILDINGS and STRUCTURES in Residence Districts R-5, R-6 and R-7 are covered in the regulations for those districts:

180.81.1. The construction and location of all ACCESSORY USE BUILDINGS shall be approved by the BUILDING INSPECTOR or CODE ENFORCEMENT OFFICER.

180.81.2. No PERSON shall erect or install an ACCESSORY USE BUILDING without having first obtained a building permit.

180.81.3. All ACCESSORY USE BUILDINGS shall be fully enclosed and shall have a maximum floor area of one-hundred twenty (120) square feet, a maximum building design height of ten (10) feet, and a maximum external height of eleven (11) feet as measured from grade level at the door entrance.

180.81.4. An ACCESSORY USE BUILDING shall be located in the REAR YARD, shall not be closer than five (5) feet to any rear LOT line, shall not be closer than the minimum SIDE YARD clearance in the residential district in which the LOT is situated, and shall not be closer than ten (10) feet to the DWELLING. Any ACCESSORY USE BUILDING located within any easement remains subject to easement restrictions, and immediate removal will be required at the owner's expense if necessary for uses of the easement or right of way. Easement encroachment shall be disclosed upon transfer of ownership of the real estate.

180.81.5. All ACCESSORY USE BUILDINGS shall be painted in harmony with the DWELLING located on the LOT and shall be suitably screened from the STREET with SCREENING; the BUILDING shall be maintained in suitable repair, shall be free of rodent or other infestations, and shall not be permitted to become unsafe or

¹ Editor's Note: Provisions of this Article were originally adopted as § 3901 and have been assigned an Article number to preserve the logical sequence of the CODE at the request of the BOROUGH COUNCIL.

unsightly; the BUILDING shall not be used for any habitable purpose or for the storage, either temporary or permanent, of any vehicle licensed to travel on any road or highway; the BUILDING shall be kept free from objectionable odors; and the area immediately adjacent to the BUILDING shall not be used for storage.

180.81.6. The BOROUGH reserves the right to inspect all ACCESSORY USE BUILDINGS at any reasonable time. If any ACCESSORY USE BUILDING is not used for its intended purpose or, as found by the BUILDING INSPECTOR or CODE ENFORCEMENT OFFICER, is not being maintained in a safe condition or in accordance with the provisions of this chapter or article, the BUILDING INSPECTOR or CODE ENFORCEMENT OFFICER shall give notice in writing to the owner of said ACCESSORY USE BUILDING to immediately repair said BUILDING or to remove the same within ten (10) days from the receipt of said written notice. In the event that the owner fails to comply with the BUILDING INSPECTOR or CODE ENFORCEMENT OFFICER'S written notice, the owner shall be considered in violation of this chapter and subject to all penalties contained herein.