**1260.04   USES.**

   (a)   Accessory Buildings and Structures.

      (1)   Accessory buildings or garages shall be considered to be part of the principal building and subject to all setback requirements of the principal building, if structurally and architecturally integrated into the building or if attached by an enclosed breezeway or similar enclosed structure not greater than ten feet in length. Detached accessory buildings shall be located at least ten feet from any principal building.

      (2)   Accessory buildings and structures shall not be erected in any front yard.

      (3)   Accessory buildings and structures may be erected in a rear yard if set back at least ten feet from the rear and five feet from the side property lines.

      (4)   An accessory building or structure designed for and containing a vehicle entrance to be accessed from an existing publicly dedicated and commonly used alley may be located on the rear lot line, if parking space plans have been approved by the Zoning Administrator.

      (5)   The height of an accessory structure shall not exceed 18 feet when a hip or gable roof is used, 15 feet when a mansard or gambrel roof is used and 12 feet when a flat or shed roof is used, except when a dwelling unit is included in the structure, in which case the height shall not exceed 24 feet.

      (6)   Accessory structures shall not exceed 66% of the principal building’s gross floor area or 800 square feet, whichever is less.

      (7)   An accessory building or accessory structure shall not be constructed or occupied on a lot before the principal building or use on the lot is constructed.

      (8)   Accessory buildings and structures in planned unit developments shall be subject to the same requirements as in the Residential Districts.

      (9)   Accessory structures located in a designated flood hazard area shall comply with the additional provisions set forth in [Chapter 1282](http://library.amlegal.com/nxt/gateway.dll?f=jumplink$jumplink_x=Advanced$jumplink_vpc=first$jumplink_xsl=querylink.xsl$jumplink_sel=title;path;content-type;home-title;item-bookmark$jumplink_d=ohio(yellowsprings_oh)$jumplink_q=%5bfield%20folio-destination-name:%27Chapter%201282%27%5d$jumplink_md=target-id=JD_Chapter1282).

      (10)   Swing sets, playground equipment, garden trellises, well-head covers, portable or temporary pools less than 24 inches in depth, and similar above- ground yard equipment accessory to a residential use shall be exempt from the provisions of this zoning code, except for height limitations, or unless specific provision is made for such equipment by Village ordinance.

      (11)   Buildings and structures accessory to nonresidential uses shall meet the minimum setback requirements and height limitations for principal buildings in the respective zoning district.

      (12)   Accessory structures and buildings shall share all public utilities (water/ sewer/electric) with the principal building. Accessory structures and buildings will not be separately metered.