

## **§ 125-27. Accessory buildings or structures.**

The accessory buildings and structures listed below shall be permitted in all districts, subject to the following:

- A. The total building coverage of all principal and accessory buildings and structures, regardless of size, located on a lot shall comply with the maximum building coverage requirements in § 125-50 herein.
- B. The following shall be considered accessory buildings or structures for the purposes of this section: tennis courts, paddle tennis courts and similar facilities without provisions for night play; swimming pools; garages for passenger or commercial vehicles; studios; greenhouses; treehouses/playhouses; garden houses; sheds/toolhouses; pool houses/cabanas; barns; and solar energy collectors. **[Amended 2-7-1984; 5-15-1984; 8-1-1989; 4-3-2018 by L.L. No. 3-2018]**
- C. Accessory buildings and structures not greater than 100 square feet in floor area and not more than 10 feet in height measured to the highest point of the building or structure shall be located not closer than one-third (1/3) of the side yard and rear yard dimensions specified in § 125-50 herein. Accessory buildings and structures shall comply with the front yard setbacks specified therein.
- D. Individual accessory buildings and structures greater than 100 square feet in ground floor area or greater than 10 feet in height shall meet the following requirements:
  - (1) Accessory buildings and structures permitted under this section shall comply with the front, rear and side yard requirements specified in § 125-50 herein and shall be limited in height to a maximum of 20 feet measured to the highest point of the building or structure.
  - (2) The ground floor of an individual accessory building or structure permitted under this section shall not exceed 0.5% of the area of the lot on which the accessory building or structure is located.
  - (3) The construction of an accessory building or structure over 2,500 square feet in ground floor area or greater than 20 feet in height shall require the issuance of a special permit by the Planning Board pursuant to the requirements of Article VII herein.

- E. In calculating maximum building coverage, 50% of the square footage of tennis courts and paddle tennis courts should be included in the calculation of building coverage. **[Added 6-7-2005 by L.L. No. 7-2005; amended 4-3-2018 by L.L. No. 3-2018]**
- F. The following accessory buildings shall be permitted to have a sink and/or half bath: barns and bath studios; provided, however, that a building permit shall be required for the installation of a half bath in any barn or studio. **[Added 4-3-2018 by L.L. No. 3-2018]**
- G. Barns used for the purpose of housing livestock are also permitted to have a washer and dryer and/or wash stall for livestock. **[Added 4-3-2018 by L.L. No. 3-2018]**
- H. Pool houses/cabanas shall be permitted to have sinks, a half bath, washer and dryer, bathtub and indoor and/or outdoor shower and kitchen facilities; provided, however, that a building permit shall be required for the installation of a half bath, bathtub or an indoor or outdoor shower in any poolhouse/cabana. **[Added 4-3-2018 by L.L. No. 3-2018]**