

## Princeton Township

### Zoning Ordinance

300:157 Accessory Buildings and Uses.

300:158 Requirements. Accessory buildings and uses must comply with the following requirements:

1. No accessory building or use shall be constructed or developed prior to the time of obtaining a building permit for the principal building to which it is accessory.

2. Accessory buildings must comply with the following requirements and restrictions:

a. The total square footage of all detached accessory buildings shall be limited as follows:

Lots of 0 to 1.0 acres: 1,000 square feet

Lots of 1.01 to 2.0 acres: 1,200 square feet

Lots 2.01 to 3.5 acres: 1,800 square feet

Lots of 3.51 or more acres: Not limited

(Variations from the sizes above shall be considered as a Variance as provided for in Section 300:220 – 300:225).

b. The square footage of the accessory building shall include all areas under the roof of the structure, not including eaves.

c. One (1) detached accessory building shall be allowed in the R-1 District per lot. No more than two (2) detached accessory buildings shall be allowed in the R-2 Residential, RR Rural Residential, and the River Conservation Districts. Variations from the numbers above shall be considered as a conditional use permit as provided for in Section 300:230. There is no limit to the number of detached accessory buildings in the AC Agricultural Conservation and the C/I Commercial Industrial Districts, or for agricultural buildings as defined Section 200:020.

d. The height of the sidewalls for an accessory building shall be no more than fourteen (14) feet in the R-1 District, sixteen (16) feet in the R-2 Residential, RR Rural Residential, and the River Conservation District, and no limitation in the AC

Agricultural Conservation District and the C/I Commercial Industrial Districts, or for agricultural buildings as defined Section 200:020.

- e. The height of an accessory building shall not exceed thirty (30) feet except agricultural buildings and structures defined in Section 200:020 shall have no height limit.
- f. No home occupation shall be conducted in an accessory structure except in accordance with Section 300:143.
- g. No accessory building shall be used for human habitation unless provided with bathroom, kitchen, and living space compliant with the Building Code and compliant with the Zoning District requirements for Interim Uses as found in Section 300:235.
- h. Accessory buildings shall comply with all principal building setbacks of the individual Zoning Districts.
- i. Shipping/storage containers and semi-trailers are prohibited for use as an accessory structure on any residential lot less than ten (10) acres.
- j. School bus shelters and garden stands shall be exempt from all setback and accessory building requirements.
- k. Construction of an agricultural building for agricultural use (not including buildings where processing occurs) does not require a building permit, but a site diagram shall be provided by the applicant and approved by the Township to ensure the building complies with setbacks and other applicable requirements of the Ordinance.