

**ARTICLE VII****ACCESSORY USES AND STRUCTURES****SECTION 701 ACCESSORY USES AND STRUCTURES**

Where a lot is devoted to a permitted principal use, customary accessory uses and structures are authorized except as prohibited specifically or by necessary implication in this or any other ordinance. The following special rules are applicable:

1. An accessory building including carports and breezeways attached to the principal building on a lot, shall be made structurally a part thereof and shall comply in all respects with the requirements of this Ordinance applicable to the principal building.
2. All detached accessory buildings shall be located in the side or rear yards. When a permit is requested for a detached accessory building, the rear and side setbacks may be reduced to six feet under the following conditions:
  - a. A public hearing must be held if there is any occupied dwelling within 500 feet of the proposed structure;
  - b. If there is no occupied dwelling within 500 feet of the proposed structure, written permission of the property owner adjacent to the proposed structure must be obtained in place of a public hearing.