<u>Section B</u> (continued)

5. Accessory buildings not covered by other provisions of these Regulations must be located in the rear yard and shall be located at least five (5) feet from a side or rear lot line. [eff: 11-6-08]

6. Location, Numbering, and Size of Residential Accessory Buildings. [eff: 11-6-08]

   a) Unless otherwise permitted by these Zoning Regulations, a lot of less than one (1) acre zoned Residential or used for residential purposes, shall contain no more than two (2) accessory buildings and the sum of their square footage shall not exceed the maximum square footage noted in TABLE 8.1 [rev: 12-13-2013]

   b) When two (2) or more accessory buildings are located on a lot utilized for residential purposes, the sum of their square footage shall not exceed the maximum square footage noted in TABLE 8.1.

   c) Accessory building development standards shall be based upon the following table and requirements:

TABLE 8.1 – Accessory Building Development Standards [eff: 11-6-08] [rev: 12-13-2013]

Lot Size	Maximum Size of Accessory Building(s) (in square feet)	Maximum Height (in feet)	Set-Back From Side or Rear Property Lines (When located in rear yard) (in feet)
Under one (1) acre	1,500	18	5
Equal to or greater than one (1) acre but less than two (2) acres	3,000	20	5
Equal to or greater than two (2) acres but less than three (3) acres	4,500	25	10
Equal to or greater than three (3) acres but less than four (4) acres	6,000	25	10
Equal to or greater than four (4) acres but less than five (5) acres	6,000	25	10
Five (5) or more acres (non-agricultural)	6,000	25	10

7. Accessory buildings shall not infringe on sanitary or water systems. The location of accessory buildings shall comply with all applicable Clark County Combined Health District and/or Ohio Environmental Protection Agency regulations. [eff: 11-6-08] [rev: 12-13-2013]

8. Accessory buildings in excess of two hundred (200) square feet shall be subject to compliance with the Residential Code of Ohio. [eff: 11-6-08] [rev: 12-13-2013]