

Amendments to the Ray Township Zoning Ordinance – Height of Accessory Structures

Amend Section 200 – Accessory Buildings in Residential Districts, as follows:

Accessory buildings, except as otherwise permitted in this Ordinance, shall be subject to the following regulations.

- A. Accessory buildings or structures in all residential districts shall be customarily incidental to and subordinate in size and scope to the principal structure or use. They shall be subject to the following regulations:
1. Where the accessory building is structurally attached to the principal building, it shall conform to all regulations of the principal building.
 2. No accessory building shall be constructed before the enclosure of the principal building.
 3. An accessory building shall not be used for any business, profession, trade, or occupation, unless approved as a home occupation.
 4. One storage building or shed, which does not exceed two hundred (200) square feet, shall be permitted on each residential lot. A zoning compliance permit shall be required.
 5. The owner shall file an affidavit of Zoning Compliance before the issuance of a building permit for all accessory buildings or structures. This requirement shall not apply to garages of 720 square feet or less.
 6. Accessory Buildings and/or Structures:

Required Side and Rear Yard Setbacks and Maximum Heights for Accessory Structures

Size of Structure	Required Side Yard Setback	Required Rear Yard Setback	Maximum Height of Sidewall	Maximum Height @ Ridgeline
less than 1,000 square feet	10 feet	10 feet	14 feet	22 25 feet
>1,000 but <3,001 sq. ft.	10 feet	10 feet	14 feet	22 25 feet
>3,000 but <5,001 sq. ft.	10 feet	10 feet	16 feet	24 25 feet

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- a. Shall not be located closer than ten (10) feet to any other building.
- b. Building heights shall be measured from the lowest ground elevation at the base of the structure, to the ridgeline if the roof is flat, to the deck line if the roof is a mansard type, and to the average height between the eaves, and the ridge, if the roof is a gable, hip, or gambrel type. This provision does not include architectural design features such as spires, cupolas, weathervanes, and similar features that do not exceed a height of ten (10) percent of the front width of the building, or ten (10) feet, whichever is greater.
- c. Shall have the following maximum size limits (these limitations shall not include the area within garages up to 720 square feet):
- d. The area of all unenclosed awnings, lean-tos, and similar structures, which are attached or directly adjacent to the accessory structure, and are structurally attached to the ground, shall be counted as part of the maximum allowed square footage.

Parcel Size	Maximum Permitted Combined Size of All Accessory Structures
Less than one acre	1,000 square feet
1.00 acre—1.49 acre	1,200 square feet
1.50 acre—1.99 acre	1,400 square feet
2.00 acre—2.49 acre	2,000 square feet
2.50 acre—2.99 acre	2,200 square feet
3.00 acre—3.49 acre	2,400 square feet
3.50 acre—3.99 acre	2,600 square feet
4.00 acre—4.49 acre	2,800 square feet
4.50 acre—4.99 acre	3,000 square feet
5.00 acre—5.49 acre	3,200 square feet
5.50 acre—5.99 acre	3,400 square feet
6.00 acre—6.49 acre	3,600 square feet
6.50 acre—6.99 acre	3,800 square feet
7.00 acre—7.49 acre	4,000 square feet
7.50 acre—7.99 acre	4,200 square feet
8.00 acre—8.49 acre	4,400 square feet
8.50 acre—8.99 acre	4,600 square feet
9.00 acre—9.49 acre	4,800 square feet
9.50 acre—10.00 acre	5,000 square feet