

**SECTION 15.0 – Accessory Buildings and Uses**

A. Accessory Buildings. Accessory buildings not attached to principal buildings shall comply with the following:

1. All structures one hundred twenty (120) square feet or more in size shall require a zoning/building permit and shall meet the requirements of the New York State Uniform Fire Prevention and Building Code.
2. They shall only be located on the same lot as the principal use stated in the Density Control Schedule (p. 86).
3. They shall only be located in a rear or side yard in compliance with the following scheduling:
  - a) R-1, R-2, R-3, and R-T Districts
    - 1) For buildings greater than one hundred twenty (120) square feet
      - (a) Side yard: minimum six (6) feet.
      - (b) Rear yard: Minimum six (6) feet
    - 2) For buildings less than one hundred twenty (120) square feet:
      - (a) Side yard: minimum three (3) feet.
      - (b) Rear yard: Minimum three (3) feet
  - b) C, BC, H and I Districts
    - 1) Side yard: no minimum
    - 2) Rear yard: no minimum
  - c) Where any C, BC, H or I district abuts an existing residential use and/or a residential district, any accessory building shall be located a minimum of one-half (1/2) of the distance specified in the Density Control Schedule (p. 86) for principal structures.

B Accessory Uses. In a residential district, accessory uses not enclosed in a building, including swimming pools and tennis courts, shall be erected only on the same lot as the principal structure, shall not be located in the front yard on such lot and shall be located not less than six (6) feet from any lot line and shall not adversely affect the character of any residential neighborhood by reason of noise or glare or safety.

1. A swimming pool or the lot or any part thereof within which a pool is located shall be completely enclosed by a chain-link fence or a type of fence that offers the same degree of security against accidental or unauthorized entry. Such fence shall be four (4) to six (6) feet in height, and all entrance gates thereof shall be self-enclosing, self latching and capable of being locked. The fence shall be separate and physically detached from the swimming pool itself and shall be a minimum distance of four (4) feet from the water's edge.