

16-13-5 ACCESSORY STORAGE BUILDINGS AND USES – RESIDENTIAL AND COMMERCIAL (Deleted and reenacted with new Section on 5.8.06 by ORD. 2006-3 – Roof pitch F. 1 below was amended 12/26/05 by ORD: 2005-4 – Height 16-13-5-D increase height to 17 ft. was amended 9/24/2012 by ORD 2012-02 – Vertical/horizontal siding A. Category II 3 Reference to exterior wall covering was deleted by ORD: 2013-05 on 9/23/13) Revisions on 4/10/19 by ORD 2019-2.

A. Category 1. Accessory Storage Buildings – Small accessory storage buildings between 96 and 288(*example 8ft x 12 ft*) – added for clarification) square feet and storage addition.

B. Category II. Accessory Storage Buildings – Large accessory storage structures – greater than 288 square feet, which are attached or detached from the principal building such as a garage, green house and tool shed.

C. All new construction shall require a minimum of ninety-six (96) square feet of storage space either attached or detached. (Required Outdoor Storage for All Residential Housing added 12.26.05 by Ord. 2005-4)

D. All Accessory storage buildings not attached to the principal structure shall comply with the following:

1. All accessory buildings shall require a building permit.
2. All accessory buildings shall be a minimum of ninety-six (96) square feet.
3. An accessory building shall not be permitted on a lot unless the principal use or structure is in existence or until construction has begun on the principal structure.
4. All accessory buildings shall only be in a rear yard and shall occupy not more than 33 percent of that area.
5. All accessory buildings shall have a setback from the rear and side property line a minimum of five (5) feet.
6. All accessory buildings shall not exceed twenty (20) in height. (Amended 9/24/2012 by ORD 2012-02 – Amended 4/10/19 by ORD. 2019-2)
7. Exterior wall coverings shall be wood or vinyl or other suitable material (Amended 4/10/19 by ORD 2019-2).
8. Treated wood floors on ground are not permissible within Vienna.

E. Category I – Small accessory buildings not attached to the principal structure. (Defined as: Portable Structures – A pre-built wooden shed of no more than 288 square feet (generally but not always brought in completely assembled).

1. The accessory building shall be a minimum of 96 Square feet and no greater than 288 square feet.
2. Roofs shall have a minimum pitch of at least three inches in rise for every twelve

inches in depth (3:12) roof pitch. Roofs shall have a minimum of 3 and 1/2 inches of overhang beyond the main walls. Roof styles are not otherwise limited – updated to allow other styles, i.e. Gambrel – barn style (added 4/10/19 by ORD 2019-2)

3. The floor, floor joist and 4x4's below the floor joist shall be pressure treated lumber to protect against rot and insects.

4. The structure shall be built with a minimum of 2'x3' wall studs (changed 2'x3') and roof rafters and have the floor and walls covered with a minimum of 7/16's sheathing (Amended 4/10/19 by ORD 2019-2).

5. The structure shall be anchored by an acceptable application of anchor bolt and, or foundation straps that are fixed into the ground or a concrete foundation in a manner deemed appropriate by the code officer. A final inspection may be required by the code officer before approval is granted. A final inspection is required upon completion for approval. The Town Code Enforcement Officer will do these inspections. (Amended 4/10/19 by ORD 2019-2)

F. Category II - Large Accessory Storage Buildings – (Defined as: 288 Square Feet or greater)

1. Roofs shall extend a minimum of 10 inches beyond outer walls. Roofs shall have a pitch of at least 5 (Five) inches in rise for every 12 (twelve) inches in depth (5:12).
2. Exterior Design shall be so that the building will be in keeping with the overall character of the neighborhood and the primary structure on the property.
3. ~~Exterior wall covering shall be installed in a horizontal fashion not vertical.~~
Item in its entirety deleted on 9/23/13 by Ord 2013-05

G. Accessory Uses. Accessory uses not enclosed in a building, including swimming pools and tennis courts, shall not be in the front yard and shall not adversely affect the character of the neighborhood or adjacent property by reason of noise or glare or safety.