

**ACCESSORY BUILDINGS AND USES INSIDE THE CITY OF HENDERSON**

Accessory buildings and uses shall be for the personal use of the property owner and cannot be rented for use separately from the primary residential structure. Accessory buildings and uses shall include private garages, carports, gazebos, sheds, and other accessory uses customarily incidental to the permitted uses and uses permissible on appeal. The Table in Number 8 below shall not apply to commercial/business and industrial uses.

1. No accessory building shall be utilized for habitable space and/or contain sleeping quarters.
2. No accessory building shall extend into the required front yard or beyond front line of the principal building.
3. No mobile home, manufactured home, modular home, travel trailer unit, or tractor trailer container shall be utilized as an accessory building or use. (This does not apply to accessory buildings used as temporary on-site storage/office space during construction projects.)
4. Portable moving containers otherwise known as "pods" shall be allowed for use as temporary on-site storage buildings for a maximum time period not to exceed one hundred twenty (120) days per approval from the Building Official.
5. All accessory buildings and uses shall be located a minimum of five (5) feet from any property line. No accessory building shall exceed over ten (10) feet in height unless the setback from all property lines is increased over the required minimum by one (1) foot for every one (1) foot of additional height, not to exceed a maximum of twenty (20) feet in height at the highest point.
6. All accessory buildings and uses shall be separated from the primary structure by ten (10) feet.
7. Any accessory building or use shall be separated ten (10) feet from another accessory building or use unless otherwise approved by the Building Official.
8. The following chart shall apply to all residential uses.

<b>Lot Size (in acres)</b>	<b>Maximum Number of Accessory Buildings</b>	<b>Maximum Size of Any Single Accessory Building</b>	<b>Maximum Size of All Accessory Buildings Combined</b>
One-half (1/2) acre or smaller	Two (2)	800 sq. ft.	1200 sq. ft.
More than one-half (1/2) acre to one (1) acre	Three (3)	1,250 sq. ft.	2000 sq. ft.
More than one (1) acre to five (5) acres	Four (4)	2,500 sq. ft.	5,000 sq. ft.
More than five (5) acres or larger	Six (6)	5,000 sq. ft.	15,000 sq. ft.