

§ 225-36 Accessory buildings.

[Added 4-17-2003 by L.L. No. 2-2003; amended 9-1-2005 by L.L. No. 2-2005; 8-3-2006 by L.L. No. 2-2006]

A.

One accessory building, as defined in § 225-3, shall be permitted on any lot in the Town of Webster, with the following limitations and under the following conditions:

(1)

The placement of any such building shall conform to all setback requirements applicable to other buildings in the district.

(2)

No such building shall be placed nearer to the front property line than the rear line or footprint of the main building or residence upon such lot.

(3)

No such building shall be larger than 25% of the square footage of the main building or habitable floor area of the residence upon such lot, or 2% of the lot size, whichever is larger. In no case shall the accessory building exceed 2,500 square feet in size.

(4)

Where the accessory building is more than 500 square feet in area, the Planning Board shall review the application therefor under Chapter 228, except that the provisions of § 228-4, Sketch plan review, will not be required.

(5)

No accessory building shall be higher than the main structure. In no circumstances shall the zoning district maximum height be exceeded. The height, as defined by the Webster Town Code, will be determined at the location of the accessory structure. [In no circumstance (or event) shall such building exceed 20 feet in height. Agricultural buildings on working farms shall comply with the height requirement of the Town of Webster zoning district in which they are being constructed.]

B.

Each application for a building permit to construct, build or erect an accessory building shall be accompanied by plans in sufficient detail to show:

(1)

A plot plan of the property showing the location of the accessory building in reference to side lines, rear lines and other buildings of the lot.

(2)

Accessory building dimensions, depth and area.

(3)

That the requirements of the New York State Uniform Fire Prevention and Building Code have been met.

Editor's Note: See Ch. 86, Building Construction.

(4)

An estimate of the cost of the accessory building.

(5)

A plan that shows any changes to the grading of the lot and the impacts on drainage.

C.

No more than one accessory structure, and one shed, will be allowed on any lot within the Town of Webster.

D.

The proscriptions of Subsection A(3), A(4) and B above in this section shall not apply to farms as defined in § 225-3 of this Code.