

ARTICLE 23-9
ACCESSORY USES

SECTION 9.1 GENERAL PROVISIONS

Subject to the limitations set forth in this ordinance, a related minor use or structure which is either necessary to the operation or enjoyment of a lawful principal use, or appropriate, customarily incidental and subordinate to any such use shall be permitted in all districts as an accessory use. Such use shall be permitted only on the same lot with the building to which it is accessory, except as provided in this ordinance.

SECTION 9.101 RESTRICTIONS, ACCESSORY BUILDINGS OR USES [Amended by Ord. 424-1982; 7-9-2002 by Ord. No. 897; 2-11-2025 by Ord. No. 1315]

- A. No use shall be permitted in any district as an accessory use which increases the number of dwelling units or the number of buildings on any lot beyond that which is permitted in that district or which constitutes in effect a conversion of a permitted use to one not permitted in that district, except in the case of accessory dwelling units (ADUs), whose requirements are outlined in Section 9.101H.
- B. In Residence Districts, no use shall be permitted as an accessory use to a dwelling which involves or requires any construction features or alterations not residential in character.
- C. An accessory building may be used as a dwelling in an Industrial District for the accommodation of a night watchman or janitor. These dwelling units will be subject to dimensional requirements for ADUs as specified in Section 9.101H.
- D. An accessory building, with the exception of accessory dwelling units, may be located in any district within the required rear yard or outside the required side yard of the principal building, and it shall not be located nearer to any street line than the minimum setback in the zoning district in which it is located.
- E. Any accessory building in a Residence District shall not exceed fifteen (15) feet in height above the ground level, and it shall not be located nearer than ten (10) feet to the principal building or occupy more than ten (10) percent of the total lot area. ADUs are excepted from these requirements; the requirements for ADUs are included in Section 9.101H.
- F. Swimming pools which require a building permit and which are less than four (4) feet in height above the ground shall have a fence of at least four (4) feet in height constructed so as to deter children from climbing over, under or through it and shall be equipped with a self latching gate which shall be kept closed when not in use.
- G. Shipping containers, semi-trailers and other similar equipment shall not be permitted as an accessory building in a Residence District, with the exception of being used as an ADU when modified to appear residential in character.
- H. Accessory dwelling units.

Definitions:

1. Gross floor area (GFA): The sum of the areas of all stories of the building of compliant ceiling height pursuant to the Building Code, including basements, lofts, and intermediate floored tiers, measured from the interior faces of exterior walls or from the center line of walls separating buildings or dwelling units, but excluding crawl spaces, garage parking areas, attics, enclosed porches and similar spaces. Where there are multiple principal dwellings on the lot, the GFA of the largest principal dwelling shall be used for determining the maximum size of an ADU.

Requirements:

1. One ADU is permitted by right, subject to dimensional requirements of this section, in any property containing a one- or two-family residential use. Each additional ADU will require a special permit under Section 9.101H.

2. Dimensional requirements for ADUs shall follow the most permissive dimensional requirements that apply to either the principal dwelling, a single-family residential dwelling, or accessory uses in general.

3. The size of an accessory dwelling unit shall be no more than half of the gross floor area of the principal dwelling or 900 square feet, whichever is smaller.

4. Special permit. The special permit granting authority under this subsection shall be the Zoning Board of Appeals except within the Downtown Creative District (DCD), where the special permit granting authority shall be the Community Development Board. The special permit shall be evaluated upon the following criteria:

a. The proposed ADU meets the setback requirements set forth in Section 9.101H.

b. To receive a waiver from the height requirements in this subsection, the applicant must show that the proposed structure is not substantially more detrimental to surrounding uses.

SECTION 9.2 PERMITTED ACCESSORY

SECTION 9.201 RETAIL BUSINESS IN A RESIDENCE DISTRICT

- A. Such uses are for the convenience of the occupants of the building;
- B. There is no direct means of ingress from outside the main building to the area where such use is being conducted;
- C. Such uses are conducted wholly within the principal building or buildings on a lot.
- D. No sign or signs advertising such commercial uses are visible from outside the building;
- E. Such uses do not occupy more than twenty (20) percent of the total lot coverage area by the principal buildings on the lot.

SECTION 9.202 MANUFACTURING IN BUSINESS DISTRICTS

Manufacturing uses accessory and incidental to commercial uses, provided that such manufacturing activities do not occupy more than twenty-five (25) percent of the total floor area of all the principal buildings on a lot and that the products manufactured are sold on the premises.

SECTION 9.203 STORAGE, MATERIALS OR PRODUCTS

Storage of materials or products incidental to a permitted use, provided:

- A. Such use does not occupy more than twenty-five (25) percent of the total lot area;
- B. Such use shall be subject to the screening regulations of this ordinance.

SECTION 9.204 NON-HOUSEHOLD ANIMALS [Amended Ord. No. 1265, 5-23-2023]

Keeping of non-household animals such as, but not limited to, horses, rabbits or pigeons, for non-commercial purposes is permitted as an accessory use to a dwelling with a permit from the Board of Appeals, subject to appropriate safeguards and conditions; provided that such use shall comply with Department of Health regulations and any other laws and regulations pertaining to establishment and maintenance of such use. Keeping of up to 6 chickens for non-commercial purposes is permitted as of right.

SECTION 9.205 SCIENTIFIC RESEARCH AND DEVELOPMENT

The establishment of accessory use for the purpose of scientific research and development or related production, whether or not on the same parcel as the permitted principal use, may be permitted by the granting of a special permit by the Zoning Board of Appeals subject to the finding that said accessory use does not substantially derogate from the public good and further subject to any additional requirements

which, in the judgment of the Board, are necessary for the protection of the public health, safety and welfare.

SECTION 9.206 DISH ANTENNAS (ORD#477-1984)

- A. In a residence district, the antenna shall not be located in a required front yard, as defined in Section 4.203 "Schedule of Intensity Regulations" or within the area defined in Section 4.304(c) "Setback Exceptions" or any area on a lot that lies between a building and the imaginary line that extends across the lot, side line to side line and that is parallel with the existing street line, and it shall not be located within ten (10) feet of a side or rear property line.
- B. Any such antenna may be located upon a roof.
- C. The anchorage for any antenna, whether attached to a building or free standing, shall be designed to prevent or lessen its dislocation during conditions of severe weather. Any antenna attached to a roof shall require the stamp of a professional engineer on the anchorage design.

SECTION 9.207 ACCESSORY SOLAR ENERGY SYSTEMS. [Added 9-3-2013 by Ord. No. 1071; amended 3-12-2019 by Ord. No. 1214]

- A. Roof-mounted solar energy systems shall not be erected, constructed, installed or modified without first obtaining a building permit, and must be sited in accordance with the Table Of Permitted Uses under Section 4.202.
- B. Small- and medium-scale ground-mounted solar energy systems shall not be erected, constructed, installed or modified as provided in this section without first obtaining a building permit, and must be in accordance with the requirements of this section.
- C. Small- and medium scale ground-mounted solar energy systems shall be located at least 25 feet from all property lines or outside of the required setbacks for a primary structure in the zoning district the property is located, whichever is greater.
- D. No accessory ground-mounted solar energy system in residential districts shall be located between the principal structure and the street line.
- E. All medium-scale ground mounted solar energy systems shall not increase stormwater runoff or increase the impervious area of a lot as compared to predevelopment levels.
- F. Whenever possible, utility lines for medium-scale ground-mounted systems shall be located underground unless the presence of ledge and/or wetlands or other obstacles prevents such location.
- G. Without compromising access to the sun, support structures for accessory use groundmounted photovoltaic systems shall be screened from view with vegetation or other screening.

SECTION 9.3 HOME OCCUPATIONS (ORD. 788, JULY 1995)

It is the intent of this section to permit certain home occupations in residential districts while providing restrictions in order to preserve and safeguard the residential nature and character of that district. It is not the intent of this section to promote or encourage the expansion of such occupations, in violation of the spirit or intent of the regulations governing the Residence District as defined elsewhere in this ordinance.

SECTION 9.301 PERMITTED HOME OCCUPATIONS

The occupant shall apply for and the Building Inspector shall issue a certificate of occupancy authorizing the home occupation before a residence may be used more frequently than once a month on a regular basis for a home occupation described in A, B, or C below. The certificate of occupancy may be reviewed after issuance to ensure compliance with this ordinance. Such certificate of occupancy shall be issued for the following incidental uses subject to all applicable provisions of the City Code upon determination that all prescribed requirements and conditions are met for the applicable category as described:

- A. Professional home occupations allowable in any Residence District include an architect, landscape architect, interior decorator, artist, attorney, author, clergyman, engineer, land surveyor, musician, physician, surgeon, chiropractor, veterinarian, therapist, dentist and teacher of not more than one pupil on the premises at any time. A professional home occupation shall be carried on only by members of the family residing on the premises plus no more than one (1) nonresident assistant or employee.
- B. Customary home occupations allowable in any Residence District include a dressmaker, tailor, millinery, consultant, woodworker, furniture maker, typist, desktop publisher, real estate agent, insurance agent, financial planner, stockbroker, small appliance repair person, and domestic crafts, telephone or mail service, home cooking or baking, or a family day care home, and other similar customary home occupations. A customary home occupation shall be carried on only by members of the family residing on the premises, plus no more than one (1) nonresident assistant or employee. **[Amended 3-26-2013 by Ord. No. 1066]**
- C. The renting of rooms or the furnishing of table board by a resident family to not more than three roomers or boarders is allowed provided no separate cooking facilities are maintained.
- D. Work areas in the home used for administrative activities, such as correspondence, telephone calls, bookkeeping, record storage, research, writing and other similar activities related to businesses primarily conducted at other locations shall be allowed in any Residence District; provided that (a) no nonresident employees or assistants shall be employed in connection therewith and (b) no customers or clients shall come to the premises.
- E. Computer work stations (stand alone or networked with off site computers) used for writing, publishing, data processing, telecommuting, or other similar computer tasks shall be allowed in any Residence District; provided that (a) no nonresident employees or assistants shall be employed in connection therewith (b) no customers or clients shall come to the premises and (c) the use does not cause interference with radio or television reception in neighboring residences.

SECTION 9.302 REQUIREMENTS HOME OCCUPATIONS

- A. A home occupation shall not result in any change to the external appearance of a building or

visible evidence of a home occupation, with the exception of a sign as permitted by the City Code and off-street parking as may be required and as permitted under the ordinance. There shall be no outdoor storage of equipment, vehicles, or supplies, except as provided in Section 4.311 of this ordinance.

- B. Home occupations shall be conducted entirely within the principal building, with the exception of yards used in conjunction with a family day care. Other fully enclosed structures may be used for a home occupation permitted by Section 9.301 with the grant of a special permit from the Zoning Board of Appeals subject to the following:
 - (a) that the structure is so located on the site, that the proposed use will have minimal impact on the abutting properties.
 - (b) the structure is of adequate construction to provide for the proposed use.
 - (c) additional conditions may be added which, in the judgment of the Board, are necessary to insure the residential character of the area.
- C. Except for a family day care home, the floor area used for a home occupation shall not exceed thirty (30) percent of the total floor area of the residence.
- D. There shall be no sales rooms, show windows, or displays, and all materials or supplies shall be stored within the area allowed for a home occupation.
- E. Sale of articles produced elsewhere than on the premises and brought to the premises for the purpose of sale on the premises is not permitted.
- F. A home occupation shall not involve the handling, use, or storage of toxic, explosive, flammable, combustible, corrosive, radioactive, or other hazardous materials (except minimal amounts in compliance with all applicable laws and regulations); nor shall a home occupation produce any odors, noises, vibrations, glare, heat, fumes, smoke, dust, or other external effect not customarily associated with residential use.
- G. Artificial outdoor illumination of any kind is prohibited other than outdoor lighting appropriate for residential dwellings.
- H. Between the hours of 10 PM and 7 AM, (a) no customers shall be allowed on the premises and (b) no deliveries or shipping of goods shall be allowed.
- I. A home occupation shall not allow shipments by vehicles not customarily making deliveries in a residential area.
- J. Short-Term Rentals Excluded: For the purposes of this Section 9.302, a rental period of less than thirty-one (31) consecutive days shall not be considered a home occupation. [Added 9-9-2025 by Ord. No. 1325]

SECTION 9.4 SIGNS DELETED PER ORD. #786, JULY 1995

SECTION 9.401 STREET SIGNS DELETED PER ORD. #786, JULY 1995

SECTION 9.402 GENERAL REGULATIONS DELETED PER ORD. #786, JULY 1995

SECTION 9.403 PERMITTED SIGNS IN ALL DISTRICTS DELETED PER ORD. #786, JULY 1995

SECTION 9.404 PERMITTED SIGNS IN ALL DISTRICTS REQUIRING A PERMIT FROM

THE BUILDING INSPECTOR DELETED PER ORD. #786, JULY 1995
SECTION 9.405 SIGNS IN BUSINESS AND INDUSTRIAL DISTRICTS DELETED PER ORD.
#786, JULY 1995 (SEE NEW SIGN ORDINANCE UNDER SEPARATE COVER)

SECTION 9.5 BATTERY ENERGY STORAGE SYSTEMS

SECTION 9.501 BATTERY ENERGY STORAGE SYSTEMS IN RESIDENTIAL DISTRICTS
[Added 2-13-2024 by Ord. No. 1274]

- A. Residential-scale battery energy storage systems (“systems”) that are used in a residential district, to capture and store electricity for private residential use in conjunction with but not limited to ground-mounted solar, rooftop solar, electrical substations, other future sources of renewable energy, or directly from the grid are permitted by-right as an accessory use in accordance with Article 23-4, District Regulations, and the regulations of that particular residential district.
 - 1. Electric vehicles for the purposes of this ordinance are not considered battery energy storage systems and are not subject to the remediation plan requirement.
 - 2. Residential-scale battery energy storage systems have an aggregate energy capacity less than or equal to 30 kWh and, if in a room or enclosed area, consist of only a single energy storage system technology.
 - 3. No residential-scale battery energy storage system shall be altered, added to, installed, constructed or permitted unless the applicant has obtained a building permit from the Building Department and is in compliance with the requirements and conditions of the Fire Department and any other relevant departments as necessary to deem the structure safe and ready for use.
 - 4. Accessways in residential districts shall be designed in accordance with the guidelines and rules of the City Code with a view to emergency vehicle access, public safety and convenience so as not to cause congestion within and about the site. Accessways shall have adequate construction and shall be in keeping with the standards of the Department of Public Works.
 - 5. Provisions for parking shall be consistent with the parking requirements as found in Section 10.111.
- B. Such systems may be wall-mounted or housed within an attached garage or other dedicated-use building. If constructing a new structure to house a BESS in the Residential District, the dedicated-use building shall meet the minimum setback requirements for accessory buildings in the designated Residential District as outlined in Sections 4.203 and 4.304 through 4.306 in the Zoning Ordinance, the standards and regulations for dedicated-use buildings as outlined in this ordinance, the Siting and Design Guidelines and any additional requirements set forth by the Building Department, the Department of Public Works and the Fire Department where applicable.
 - 1. All new units constructed to contain residential-scale battery energy storage systems in a residential district implemented for private residential use will be required to adhere to the performance standards for new structures in accordance with Article 23-4 of the Zoning Ordinance as it relates to the applicable zone.

2. All new units constructed to contain residential-scale battery energy storage systems in a residential district implemented for private residential use shall not be placed within the front setback.
3. Residential-scale battery energy storage systems may be housed within a garage or other dedicated-use building so long as the garage or other dedicated-use building meets the minimum setback requirements as outlined in the performance standards of Article 23-4.
- C. Small-scale and commercial/industrial-scale battery energy storage systems and/or facilities shall not be permitted as a principal use or an accessory use to a residential dwelling in any residential district.
- D. The remediation plan is not required for residential-scale battery energy storage systems.
- E. Enforcement of these standards and regulations is under the jurisdiction of the Building Department, the Department of Public Works and the Fire Department.

SECTION 9.502 BATTERY ENERGY STORAGE SYSTEMS IN BUSINESS AND COMMERCIAL DISTRICTS [Added 2-13-2024 by Ord. No. 1274]

- A. Residential-scale battery energy storage systems (“systems”) that are used in a business or commercial district, to capture and store electricity for private residential use in conjunction with but not limited to ground-mounted solar, rooftop solar, electrical substations, other future sources of renewable energy, or directly from the grid are permitted by-right as an accessory use in accordance with Article 23-4, District Regulations, and the regulations of that particular business or commercial district.
1. Such systems may be wall-mounted or housed within an attached garage or other dedicated-use building. If constructing a new structure to house a BESS in the Residential District, the dedicated-use building shall meet the minimum setback requirements for accessory buildings in the designated business or commercial district as outlined in accordance with Article 23-4, District Regulations, and the regulations of that particular Business or Commercial District in the Zoning Ordinance, the standards and regulations for dedicated-use buildings as outlined in this ordinance, the Siting and Design Guidelines and any additional requirements set forth by the Building Department, the Department of Public Works and the Fire Department where applicable.
2. All new units constructed to contain residential-scale battery energy storage systems in a business or commercial district implemented for private residential use shall adhere to the performance standards for new structures in accordance with Article 23-4 of the Zoning Ordinance as it relates to the applicable zone.
3. Such systems may be wall-mounted or housed within an attached garage or other dedicated-use building so long as the building meets the setback requirements of that business or commercial district, the standards and regulations for dedicated-use buildings as outlined in this ordinance, the Siting and Design Guidelines and any additional requirements set forth by the Building Department, the Department of Public Works and the Fire Department where applicable.

4. Enforcement of these standards and regulations is under the jurisdiction of the Building Department, the Department of Public Works and the Fire Department.
- B. Small-scale battery energy storage systems and facilities (“facilities”) that are used to capture and store electricity for the purposes of schools, colleges, commercial, industrial, manufacturing and/or research in conjunction with but not limited to ground-mounted solar, rooftop solar, electrical substations, other future sources of renewable energy, or directly from the grid are permitted as an accessory use in the DCD and the Commercial and Business Districts, through the granting of a special permit from the Community Development Board in accordance with Article 23-4, District Regulations, and the regulations of that particular business or commercial district.
 1. Applications for a special permit shall be accompanied by a remediation plan.
 2. Applicants also agree to a third-party review of their remediation plan if deemed necessary by the Community Development Board. The cost of said review shall be borne by the applicant.
 3. Small-scale battery energy storage systems may be housed within a dedicated-use building and shall meet the following intensity regulations/requirements:
 - a. Dedicated-use buildings constructed to house small-scale battery energy storage systems in the business districts shall meet the following setback requirements:
 - i. Front setback: are not permitted within the front setback.
 - ii. Side setback: five feet from property line.
 - iii. Rear setback: five feet from property line.
 - iv. Corner lots shall adhere to Section 4.307 (Corner Lot Variation) and Section 4.308 (Visibility At Intersections).
 - b. Such structures shall be roofed, contain a lockable door, and must meet any additional requirements of the Building Department, Electrical Department, Fire Department and the Department of Public Works where applicable. Canopies are not acceptable dedicated-use buildings and are not permitted.
 - c. Detached dedicated-use buildings in the business districts shall not exceed 5% of maximum lot coverage.
 - d. The maximum height of such structures shall not exceed the maximum height of the building height requirements of that particular district.
 - e. The dedicated-use building shall not be placed within 10 feet of the public right-of-way.
 - f. Corner lot parcels shall be required to place dedicated-use buildings in the rear setback. In the event that a rear setback is not applicable, dedicated-use buildings shall be placed in the side yard that least impacts pedestrian and vehicle traffic in accordance with Article 23-4.

- g. Dedicated-use buildings, BESS and BESS Facilities shall not obstruct vistas or other visually appealing locations. Dedicated-use buildings, BESS and BESS facilities shall not be located in a flood zone, near bodies of water, or otherwise detrimentally impact the natural, visual or environmental character of the parcel or surrounding uses.
 - h. Are also subject to the parameters of Article 23-4 of the Zoning Ordinance.
 - i. Small-scale BESS and BESS facilities for educational purposes shall not be required to obtain a special permit.
- C. Electric vehicles are exempt from the requirements for small-scale battery energy storage system facilities in the Business District and are not subject to the remediation plan requirement.
 - D. Commercial/Industrial-scale battery energy storage systems and/or facilities of any kind shall not be permitted in the DCD or any of the commercial or business districts.

SECTION 9.503 BATTERY ENERGY STORAGE SYSTEMS IN INDUSTRIAL DISTRICTS
[Added 2-13-2024 by Ord. No. 1274]

- A. Residential-scale battery energy storage systems (“systems”) that are used in an industrial district to capture and store electricity for private residential use in conjunction with but not limited to ground-mounted solar, rooftop solar, electrical substations, other future sources of renewable energy, or directly from the grid are permitted by-right as an accessory use in accordance with Article 23-4, District Regulations, and the regulations of that particular industrial district.
 - 1. Such systems may be wall-mounted or housed within an attached garage or other dedicated-use building. If constructing a new structure to house a BESS in the Residential District, the dedicated-use building shall meet the minimum setback requirements for accessory buildings in the designated Industrial District as outlined in Sections 4.203 and 4.304 through 4.306 in the Zoning Ordinance, the standards and regulations for dedicated-use buildings as outlined in this ordinance, the Siting and Design Guidelines and any additional requirements set forth by the Building Department, the Department of Public Works and the Fire Department where applicable.
 - 2. All new units constructed to contain residential-scale battery energy storage systems in an industrial district implemented for private residential use shall adhere to the performance standards for new structures in accordance with Article 23-4 of the Zoning Ordinance as it relates to the applicable zone.
- B. Small-scale battery energy storage systems and facilities (“facilities”) that are used to capture and store electricity for the purposes of commercial, industrial, manufacturing and/or research in conjunction with but not limited to ground-mounted solar, rooftop solar, electrical substations, other future sources of renewable energy, or directly from the grid are permitted as a principal or accessory use in the Industrial District, through the granting of a special permit from the Community Development Board, in accordance with Article 23-4, District Regulations, and the regulations of that particular Industrial District.

1. Applications for a special permit must be accompanied by a remediation plan.
2. Applicants also agree to a third-party review of their remediation plan if deemed necessary by the Community Development Board. The cost of said review shall be borne by the applicant.
3. Small-scale battery energy storage systems may be housed within a dedicated-use building and shall meet the following intensity regulations/requirements:
 - a. Dedicated-use buildings in the industrial districts shall meet the following setback requirements:
 - i. Front setback: six feet from property line.
 - ii. Side setback: five feet from property line.
 - iii. Rear setback: five feet from property line.
 - iv. Corner lots shall adhere to Section 4.307 (Corner Lot Variation) and Section 4.308 (Visibility At Intersections).
 - b. Such structures shall be roofed, contain a lockable door, and must meet any additional requirements of the Building Department, Electrical Department, Fire Department and the Department of Public Works where applicable. Canopies are not acceptable dedicated-use buildings and are not permitted.
 - c. Detached dedicated-use buildings in the industrial districts shall not exceed 50% of maximum lot coverage.
 - d. The maximum height of such structures shall not exceed the maximum height of the building height requirements of that particular district.
 - e. The dedicated-use building shall not be placed within 10 feet of the public right-of-way.
 - f. Corner lot parcels shall be required to place dedicated-use buildings in the rear setback. In the event that a rear setback is not applicable, dedicated-use buildings shall be placed in the side yard that least impacts pedestrian and vehicle traffic in accordance with Article 23-4.
 - g. Dedicated-use buildings, BESS and BESS facilities shall not obstruct vistas or other visually appealing locations. Dedicated-use buildings, BESS and BESS facilities shall not be located in a flood zone, near bodies of water, or otherwise detrimentally impact the natural, visual or environmental character of the parcel or surrounding uses.
 - h. Are also subject to the parameters of Article 23-4 of the Zoning Ordinance.
- C. Commercial/Industrial-scale battery energy storage systems and facilities (“facilities”) that are used to capture and store electricity for the purposes of commercial, industrial, manufacturing and/or research in conjunction with but not limited to ground-mounted solar, rooftop solar, electrical substations, other future sources of renewable energy, or directly from the grid are

permitted as a principal use in the Industrial District, through the granting of a special permit from the Community Development Board in accordance with Article 23-4, District Regulations, and the regulations of that particular Industrial District.

1. Applications for a special permit must be accompanied by a remediation plan.
2. Applicants also agree to a third-party review of their remediation plan if deemed necessary by the Community Development Board. The cost of said review shall be borne by the applicant.
3. Commercial/Industrial-scale battery energy storage systems and facilities (“facilities”) shall meet the following intensity regulations/requirements:
 - a. Dedicated-use buildings in the industrial districts shall meet the following setback requirements:
 - i. Front setback: six feet from property line.
 - ii. Side setback: five feet from property line.
 - iii. Rear setback: five feet from property line.
 - iv. Corner lots shall adhere to Section 4.307 (Corner Lot Variation) and Section 4.308 (Visibility At Intersections).
 - b. Such structures shall be roofed, contain a lockable door, and must meet any additional requirements of the Building Department, Electrical Department, Fire Department and the Department of Public Works where applicable. Canopies are not acceptable dedicated-use buildings and are not permitted.
 - c. Detached dedicated-use buildings in the industrial districts shall not exceed 70% of maximum lot coverage.
 - d. The maximum height of such structures shall not exceed 35 feet.
 - e. The dedicated-use building shall not be placed within 10 feet of the public right-of-way.
 - f. Corner lot parcels shall be required to place dedicated-use buildings in the rear setback. In the event that a rear setback is not applicable, dedicated-use buildings shall be placed in the side yard that least impacts pedestrian and vehicle traffic in accordance with Article 23-4.
 - g. Dedicated-use buildings, BESS and BESS facilities shall not obstruct vistas or other visually appealing locations. Dedicated-use buildings, BESS and BESS facilities shall not be located in a flood zone, near bodies of water, or otherwise detrimentally impact the natural, visual or environmental character of the parcel or surrounding uses.
 - h. Are also subject to the parameters of Article 23-4 of the Zoning Ordinance.