

Accessory Structures

Accessory Structures; shall be prohibited from being occupied as Dwelling Unit.

Definitions;

Accessory Structure: A subordinate structure, the use of which is incidental to that of a Principal Structure on the same lot.

Note: The definition of “Detached Structure” shall be anonymous with the term “Accessory Structure”.

Note: In all Agricultural and Residential Districts, houses shall be considered Principal Structures.

Dwelling unit: A single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

Note:

Accessory Structures shall not consist of the following:

(1). Bathrooms:

Note: Sanitary Rooms that include sinks, water closets and urinals shall permitted.

(2). Kitchens: Sinks, ovens, ranges, stovetops and similar indoor cooking appliances shall only be permitted in accessory structures that have received a hardship variance from the Sumner County Board of Zoning Appeals, and are therefore permitted to be used as dwelling unit.

Note: Refrigerators, freezers and ice machines shall be permissible. Microwaves, crockpots and other non-permanent similar appliances shall also be permissible, as well as counter tops and floor/wall mounted cabinets.

(3). Bedrooms: Rooms with closet space; shall be considered bedrooms.

Note: Rooms without closet spaces may be permissible as; offices, studies and the similar.

(4). Utility Rooms Designed for Washers/Dryers: This shall include indoor washer and dryer hookups.

Note: Outdoors Kitchenettes for **Pool Houses** are permissible.

