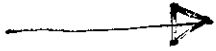


2. if the principal use is any use other than a single family dwelling--- ten percent (10%) of the gross floor area of the structure.



C. Except as otherwise provided in this section or elsewhere in this Ordinance, any otherwise permissible accessory building/structure, including a private garage (detached), shall be subject to the following requirements:



1. An accessory building/structure shall be located only in the rear and/or side yard. The definition of Lot Line, Front set forth in Section 2.2 shall determine the 'front yard' on a double frontage lot, as defined by Section 2.2.
2. An accessory building/structure shall comply with all applicable setback, height, and lot coverage requirements in Article 15 or elsewhere in this Ordinance; provided an accessory building/structure on a corner lot shall comply with the minimum setback requirement applicable to each adjoining lot line.

D. An otherwise permissible accessory building/structure accessory to a single family dwelling or other residential use that does not comply with applicable location, height, or lot coverage requirements is allowable as a special land use, subject to all provisions of this Ordinance pertaining to special land uses, generally, and the following additional specific approval standards and related requirements:

1. The accessory building/structure shall be located at least five feet from all lot lines.
2. The accessory building/structure shall not be used for any purpose/use other than as approved by the Planning Commission.
3. The accessory building/structure as approved by the Planning Commission shall not be eligible for any variance relief granted by the Zoning Board of Appeals from any location, height, or lot coverage requirement approved by the Planning Commission.
4. An accessory building/structure for which special land use approval is requested under this subsection shall also be subject to site plan review pursuant to Article 21 of this Ordinance. Applications requiring a special land use permit hereunder shall be accompanied by a site plan of the subject property containing the following information:
  - a. The date, north arrow and scale.
  - b. The location and dimensions of all property lines and all existing and proposed building setbacks.
  - c. The location, dimensions, and height of all existing