



ACCESSORY BUILDINGS

WHAT IS CONSIDERED AN ACCESSORY STRUCTURE?

Detached garages, pole barn, lean-to, pavilion, covered decks or other detached structures with or without footings that are not physically connected to the dwelling or principal use by common wall or roof.



WHEN IS A BUILDING PERMIT REQUIRED?

A building permit is required anytime there is new construction, an addition, alteration, repair, or demolition to an accessory building such as detached garages, storage sheds, pavilions, or playhouses, etc. over 200 square feet in floor area and used for residential purposes, as regulated by the Michigan Residential Building Code.



Accessory buildings less than 200 square feet in total and one story in height do not require a building permit but do need to conform to the ordinance for which your property is zoned for setbacks, height, size, as well as number of structures, or flood plain locations. A plot plan should be submitted to the Building Inspector for approval.



RESIDENTIAL ZONING

In a Residential District (R1 or R2) two (2) accessory buildings are allowed per property. One building not to exceed one hundred fifty (150) square feet and one not to exceed six hundred (600) square feet.

*Exception: Lots exceeding fourteen thousand (14,000) square feet may have an additional twenty (20) square feet of additional accessory building per each additional one thousand (1,000) square feet of lot area with the maximum building size of one thousand two hundred (1,200) square feet.

Lots exceeding five (5) acres shall be regulated as if it were located in an agricultural district.

YARD SETBACK REQUIREMENTS R-1 OR R-2 ZONING

In A Front Yard: No accessory building (attached or detached) shall project into any front yard.

In A Rear Yard: No accessory building, including detached garages, shall be closer than five feet (5') to the rear lot line.

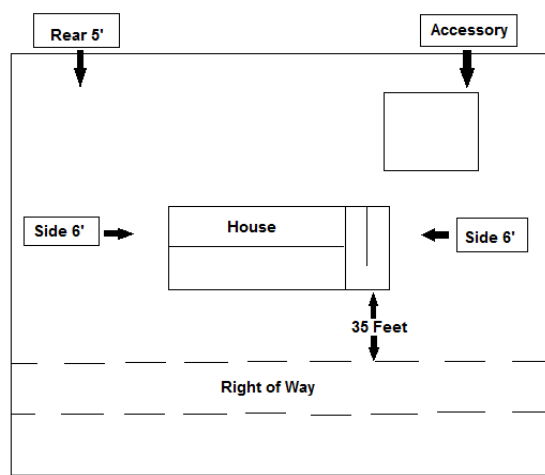
In A Side Yard: No accessory building, including garages, shall be erected closer than ten feet (10') or more from the rear of the principal building. The accessory building shall be no closer than six feet (6') to the side lot line.

On A Corner Lot: No accessory building shall be closer to the side street lot line than the side yard setbacks of the principal building on the lot.

HEIGHT REQUIREMENTS

Height in R-1 or R-2 Residential District, the height may not exceed ten feet (10') in height for the side wall as measured from the plate and may not exceed a total height of seventeen feet (17'). Building height may be increased as follows: Accessory buildings may match the roof pitch of the primary dwelling. For every foot increase in the accessory building height, there will be an increase of one foot (1') from the side and rear property line setback.

TYPICAL RESIDENTIAL LOT



USES PERMITTED

Accessory building(s) shall not be used in any part for residential dwelling purposes and are intended only for typical accessory functions for the district in which they are located.

AGRICULTURAL ZONING

In the case of agricultural districts, total accessory building may not exceed five percent (5%) of the total land area, but without restrictions as to the number of accessory buildings. (see Building Inspector for regulations)

YARD SETBACK REQUIREMENTS AGRICULTURAL

In A Front Yard: No accessory building (attached or detached) shall project into any front yard. Each lot shall have a minimum front yard of sixty feet (60') measured from the right of way.

In A Rear Yard: No accessory building, including detached garages, shall be closer than five feet (5') to the rear lot line.

In A Side Yard: No accessory building, including garages, shall be erected closer than ten feet (10') or more from the rear of the principal building. The accessory building shall be no closer than twenty feet (20') to the side lot line.

On A Corner Lot: No accessory building shall be closer to the side street lot line than the side yard setbacks of the principal building on the lot.

HEIGHT REQUIREMENTS

The height of an accessory building may not exceed two and one-half stories or thirty-five feet (35').

