

Section 3.02 – Accessory Structures: The following requirements shall be met:

- 1) An accessory structure without the presence of a principal dwelling may be permitted in all districts, except in Lake Residential, provided the following requirements are met.
 - A) Shall be located on a parcel of land no less than five (5) acres.
 - B) Shall have a minimum floor area of no less than four hundred eighty (480) square feet, except for agricultural use in Rural Residential and Agricultural Districts.
 - C) Shall comply with all side, rear, and front yard requirements pertaining to this type of construction specified in this Ordinance.
 - D) *Accessory buildings shall be stick-build or the equivalent new building construction. No mobile home, tank, junk object, salvage material, trailer, semi-truck trailer, vehicle or similar item shall be utilized as an accessory building or storage structure; provided, however, that such requirement shall not be applicable to bona fide agricultural storage or activities.*
 - E) *Shall have a concrete floor and meet all adopted Township building codes and shall comply with all State and local regulations to inhibit or otherwise discourage unlawful entry. See Section 20.03 (changed Dec 2012)*
- 2) Accessory buildings two hundred (200) square feet or less not fastened down shall be considered structures for purposes of a Zoning Permit Only
- 3) Accessory buildings are prohibited directly in front of the dwelling unless they are attached to the dwelling. (Exception is made for all parcels abutting a lake or stream. (See 11.04(B))
- 4) Accessory buildings in side yards must meet one-half (1/2) side yard requirements for each district, but never less than five (5) feet for each district.
- 5) Accessory buildings in rear yards must be at least ten (10) feet from any lot line except in Lake Residential where accessory buildings must be at least five (5) feet from any lot line on all non-conforming lots.
- 6) No accessory building shall be closer than five (5) feet to any other accessory building and ten (10) feet to the principal building.
- 7) Accessory buildings shall be located at least fifteen (15) feet from any public or private road right-of-way line, except on a corner lot and Lake Residential District.
- 8) No accessory building shall be used for dwelling purposes. A mobile *or manufactured* home cannot be used for an accessory use, for by definition a mobile *or manufactured* home when used as a dwelling would come under all regulations in this Ordinance for dwellings. See Section 3.15 (added Dec 2012)

- 9) In the Lake Residential District, where the owner has a lot directly across a street right-of-way from the owners dwelling, one accessory building may be permitted. Any additional structures shall be treated as Special Use.
- 10) No accessory building in the Lake Residential, Suburban Residential, or Urban Residential districts may exceed ~~one thousand three hundred (1300)~~ *twenty four hundred (2,400)** square feet except for farm use. *added june 2017
- 11) Landings for minimum ingress and egress and/or awnings over doors or windows do not require a Zoning or Building Permit.
- 12) *If an accessory structure and principal dwelling are to be erected, a building permit for the accessory structure shall not be issued until such time that construction of the principal dwelling has been given an approved rough-in inspection. The Michigan Residential 2009 code book defines in section R109.1.4 frame and masonry inspection what work needs to be completed before the owner of a dwelling under construction can be given an approved rough-in inspection report. In the case of a pre-manufactured or modular home, proof of purchase and receipt would allow the owner to apply for an accessory structure building permit. Upon approval of said permit, an accessory structure may be permitted. (added nov 2015)*