



Charter Township of Washington County of Macomb

Building Department
57900 Van Dyke Washington, MI 48094 (586) 786-0010 Fax (586) 752-6463

ACCESSORY BUILDINGS

190.700 Provisions applicable to residential districts.

Sec. 7.00.

A. Accessory Buildings in the Residential Districts shall be subject to the following regulations (also see Township Building Code):

1. Area requirements:

a. Lot area less than one (1) acre in size:

Maximum Number of Accessory Buildings: Each lot is permitted one (1) attached accessory building and one (1) detached accessory building.

Maximum Permitted Square Footage: Six hundred and fifty (650) square feet or 2/3 of the total square feet of the principal building excluding the basement and garage, whichever is greater. The permitted square footage includes a combined total of any attached and detached accessory structures and garages on the lot.

b. Lot area equal to or exceeding one (1) acre:

Maximum Number of Accessory Buildings: There is no restriction on the number of accessory buildings that can be placed on a lot equal to or exceeding one (1) acre in size. However, the number of accessory buildings shall be subject to the permitted square footage requirements and all lot coverage requirements of the Ordinance.

Maximum Permitted Square Footage: The maximum permitted total square footage of all accessory buildings located on a property with a lot size equal to or exceeding one (1) acre shall be regulated as follows:

Parcel Size	Allowed Size (sq. ft.) in addition to garage
Less than 2 acres	1,200 square feet
2 acres or more, but less than 3 acres	2,400 square feet
3 acres or more, but less than 5 acres	3,600 square feet
5 acres or more, but less than 10 acres	4,800 square feet
10 acres or more	6,000 square feet

(1) Buildings may exceed the amount indicated above by not more than twenty-five (25) percent when it has been determined by the Accessory Building Review Committee that the location of the accessory building would not negatively impact any adjoining land uses.

2. Height requirements:

- a. Accessory buildings located on lots exceeding one (1) acre in area shall not exceed a maximum height of twenty-five (25) feet. Accessory buildings with lot sizes under one (1) acre shall not exceed a maximum height of eighteen (18) feet

3. Setback requirements:

- a. Detached accessory buildings shall be located only in the rear yards. No accessory building, unless attached to the main building, shall be located closer than ten (10) feet to any main building unless permitted by any other appropriate code. In platted or condominium subdivisions with lot sizes under one (1) acre in size, no accessory building shall be closer than five (5) feet to any rear or side lot line. Outside of platted or condominium subdivisions, or in subdivisions (platted or condominium) with lot sizes exceeding one (1) acre in size, side and rear yard setbacks shall be provided on the basis of five (5) feet for each five hundred (500) square feet of building area or fraction thereof to a maximum required setback of forty (40) feet.
- b. Accessory farm structures shall be set back at least one hundred (100) feet from the front property line and at least twenty-five (25) feet from side and rear property lines.
- c. Accessory buildings on corner lots shall observe the applicable front yard setbacks from both abutting streets for the district in which the building is located. In platted or site condominium subdivisions with lots under one (1) acre in size, the minimum front yard setback for corner lots shall be thirty (30) feet.

d. No accessory building shall be constructed over or located within one (1) foot of a recorded easement.

4. Attached garages.

- a. In the R-1 and A-1 Zoning District, the maximum permitted square footage of an attached garage shall not exceed one thousand two hundred (1,200) square feet, or one-third (1/3) of the total square footage of the living area of the house, excluding basements, whichever is greater.
- b. In the R1-A, R1-B, R1-C and R1-D Zoning District, the maximum square footage of an attached garage shall not exceed nine hundred (900) square feet or one-fourth (25 percent) of the total square footage of the living area of the house, excluding basements, whichever is greater.
- c. When an accessory building is structurally attached to a main building, it shall be considered an attached garage and shall conform to all regulations of this Ordinance applicable to the main building.

5. General provisions.

- a. In addition to the requirements of this Section, one (1) shed not exceeding one hundred and twenty (120) square feet shall be permitted on each residential lot and shall not be counted as an accessory building.
- b. No accessory building shall be constructed prior to the enclosure of the main building.
- c. All accessory buildings, including sheds, shall have a foundation and/or rat wall.
- d. An accessory building in any residential district shall not involve any business, trade, profession, or occupation other than farming in the A-1 or R-1 District; or as provided in section 12.24 [190.1224] (Home occupations) of this Ordinance.
- e. Buildings accessory to agricultural uses and accessory buildings incidental to the keeping and raising of horses are exempt from the area and height requirements contained herein.
- f. Accessory Building Review Committee. The Accessory Building Review Committee shall consist of the Building Official, a representative from the Township Board, and one (1) representative from the Planning Commission.

***Lot Coverage Requirements:**

- 190.701.D.2. Maximum Lot Coverage A-1: Twenty-five (25) percent.
- 190.702.D.2. Maximum Lot Coverage R-1: Twenty-five (25) percent.
- 190.703.D.2. Maximum Lot Coverage R1-A, R1-B, R1-C, R1-D: Thirty (30) percent.

APPLICATION PROCESS:

- 1. \$25 non-refundable application fee along with a completed building permit application.
Contractor needs letter from homeowner or copy of contract with homeowner's signature.
- 2. **Building Plan – 2 copies**
- 3. ***Plot Plan – 1 copies**
- 4. ****Soil Erosion Permit**

**Macomb County Public Works Office
Soil Erosion Sediment Control Division
21777 Dunham Road
Clinton Township, MI 48036 (586) 469-5327

***INDICATE THE FOLLOWING ON THE PLOT PLAN:**

- Location and size of Accessory Building – Include distance from residence and property lines.
- Location and size of all existing structures
- Location of septic tank and field, and any easements
- Lot/Parcel dimensions
- Set backs of dwelling
- Address/Street