



GRAND HAVEN CHARTER TOWNSHIP

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## QUICK REFERENCE ACCESSORY BUILDINGS AND STRUCTURES

### STANDARDS FOR SIZE AND HEIGHT

| Applicable to all Residential Zoning Districts | < ½ Acre  | ½ < 1 Acre | 1 < 2 Acres | 2 < 5 Acres | 5 < 10 Acres | 10 < 15 Acres | 15 < 20 Acres | 20+ Acres               |
|--|---|------------|-------------|-------------|--------------|---------------|---------------|-------------------------|
| Number of Accessory Buildings                  | 2   | 2          | 3           | 3           | 3            | 4             | 4             | 4 <sup>a</sup>          |
| Maximum Total Floor Area <sup>b</sup>          | 600 sqft  | 1,000 sqft | 1,500 sqft  | 2,000 sqft  | 2,500 sqft   | 3,000 sqft    | 3,500 sqft    | 4,000 <sup>c</sup> sqft |
| Maximum Building Height                        | 24-feet in height, or the height of the Dwelling, whichever is greater.   |            |             |             |              |               |               |                         |
|  | Height = vertical distance from average grade to the mean height level between eaves and ridge for gable, hip, and gambrel roofs; to the highest point of flat roofs; and to the deck-line for mansard roofs. |            |             |             |              |               |               |                         |

<sup>a</sup> – Every additional 10-acres is permitted an additional building or structure

<sup>b</sup> – Includes a lean-to structure and roof overhang greater than 3-feet

<sup>c</sup> – Every additional 5-acres is permitted an additional 2,000 sqft

### ACCESSORY BUILDING SETBACKS

| Total Floor Area (square footage) | Principal Building  | Side Lot Line | Rear Lot Line | Other Accessory Structures |
|-----------------------------------|---|---------------|---------------|----------------------------|
| 200 or less                       | 5 ft  | 5 ft          | 5 ft          | 5 ft                       |
| 201 – 600                         | 10 ft   | 10 ft         | 10 ft         | 10 ft                      |
| 601 – 2,000                       | 15 ft   | 15 ft         | 15 ft         | 15 ft                      |
| 2,001 or more                     | 25 ft   | 25 ft         | 25 ft         | 25 ft                      |
| All Buildings                     | Shall be setback at least 25-feet from any road right-of-way.   |               |               |                            |
|                                   | Setbacks shall be measured from the foundation of the Accessory Building or Structure. A cantilever or overhang up to 3-feet is exempt. |               |               |                            |

## REGULATIONS

**Elements of the Principal Buildings.** All buildings and portions of buildings connected to the principal building shall be considered an element of the principal building (*e.g., an attached garage*), and shall therefore comply in all respects with the requirements of this Ordinance that apply to the permitted principal building, including but not limited to setback requirements, unless specifically stated to the contrary herein. The term “connected” shall mean the space shares a common wall with the principal building, or is connected by an enclosed breezeway.

**Permitted Uses.** Permitted uses of residential accessory buildings include storage of utility trailers, personal vehicles, recreation vehicles or equipment, yard maintenance equipment and machinery; or greenhouses or workshops for personal use, enjoyment, and pleasure of the residents of the dwelling unit.

**Exempt Accessory Buildings and Structures.** The following accessory structures shall be exempt from the regulations of this section, except for the regulations listed below.

- A. **Childhood Amenities.** Playground equipment, treehouses, lemonade stands, playhouses, and other similar amenities shall be exempt from this section, except they must be setback at least three (3) feet from all side and rear lot lines.
- B. **Structures without Walls.** Gazebos, pergolas, and other permanent structures without walls shall be exempt from this section, except they must maintain the required setbacks for accessory structures.
- C. **Elevated Walkways.** Elevated walkways that meet the standards of the Michigan Department of Environmental Quality to be constructed in a Critical Dune Area, High Risk Erosion Area, regulated Wetland, or regulated Floodplain shall be exempt from this section.

**Prohibited Accessory Buildings and Structures.** The following shall not be used as an accessory structure on any residential lot:

- A. Shipping containers, include semi-trailers;
- B. Manufactured mobile homes;
- C. Inoperable vehicles;
- D. Boats or other watercraft; and
- E. Recreational Vehicles (RVs)/motor homes/travel trailers.

**Location Requirements.** Accessory buildings and structures are not permitted in the front yard, or any required side yard. Nor shall it occupy more than 25% of the rear yard.

## DEED RESTRICTIONS

Please be advised that your subdivision, condominium, or home owners association may have Deed Restrictions that apply to the construction or expansion of residential accessory structures. Grand Haven Charter Township cannot enforce the potential Deed Restrictions. However, the Township encourages you to verify any restrictions that may apply to the project.