

4.03 AS-02

This Accessory Structure Standards section applies to the following districts:

R1 R1A R2 R3 R4 R5 R6 R7 R8 TZ1

The following accessory structure standards apply:

- A. **Front and Side Open Space Limitations:** No accessory buildings or structures shall be erected in the required front open space or side open space, except as may otherwise be provided in this section.
- B. **Rear Open Space Limitations:** Accessory buildings or structures may occupy a portion of the rear open space. They shall be at least 3 feet from any lot line, except as otherwise provided in this Article. If a lot has frontage on 2 streets so that the rear lot line abuts the street, accessory buildings or structures shall be set back from the rear lot line the same distance required in each two-page layout in Article 2, as a front setback for lots fronting on the street. An accessory building is not permitted closer to a principal building on an adjoining lot than the sum of the minimum required side setbacks as determined in Section 4.74(C).
- C. **Corner Lots:** On corner lots where a rear open space abuts a front or side open space, accessory buildings or structures on a corner lot shall have a minimum setback of 5 feet from the rear lot line.
- D. **Setback from Principal Building:** An accessory building or a swimming pool shall not be closer than 10 feet to the principal building located on the same lot.
- E. **Satellite Antennas:** Satellite antennas are permitted only in the rear open space. They are prohibited on the roof of any principal building or accessory building. They are limited to a maximum of 15 feet in height above grade and a minimum of 3 feet from the rear and side lot lines.
- F. **Basketball Apparatus:** A basketball apparatus may be placed within the required front open space and side open space of a single-family residential lot and only in conformance with the following conditions:
1. No more than 1 basketball backboard, either garage or pole-mounted, may be located in the required front or side open space.
 2. A single basketball backboard may be mounted directly on the garage.
 3. A single, pole-mounted backboard may be located only within the one-third of the required front open space or side open space nearest the dwelling and contiguous to the driveway.
- G. **Maximum Building Height:** The maximum eave height on all accessory structures shall not exceed 12 feet. The maximum building heights for accessory structures are as follows:
1. Gable, hip, gambrel, barrel or shed roofs:
 - a. R1A, R1: 15.5 feet to midpoint
 - b. R2: 15 feet to midpoint
 - c. R3: 14.5 feet to midpoint
 - d. The roof line on gambrel and barrel roofs may not project more than 2 feet past an imaginary plane drawn from the eave to the highest point on the roof. The highest point on an accessory structure with a shed roof must face the interior of the lot on which it is located.
 2. Flat roofs:
 - a. R1A, R1: 12 feet
 - b. R2: 12 feet
 - c. R3: 12 feet
 3. Mansard roofs:
 - a. R1A, R1: 15.5 feet to deck line
 - b. R2: 15 feet to deck line
 - c. R3 14.5 feet to deck line
- H. **Area:** The maximum area of the first floor of any accessory structure or accessory structures in combination shall not exceed 10% of the lot area or 600 square feet in R1 and R1A, 550 square feet in R2, or 500 square feet in R3, whichever is less. Outdoor living area is prohibited above the first story on any accessory structure.
- I. **Proportionality Between Accessory Structures and Principal Structures:** The height of an accessory structure must be lower than the height of the principal structure on the same lot. The total area of habitable space in an accessory structure must not exceed 75% of the total area of habitable space in the principal structure on the same lot.
- J. **Dormers:** Dormers on accessory structures are limited to 50% or less of the width of the roof per elevation or a 10 foot interior dimension, whichever is greater. Dormers may not exceed the height of the roofline from which they are projecting. Dormers are not permitted on accessory structures with gambrel, barrel, flat or mansard roofs.
- K. **Windows:** On elevations adjacent to abutting property lines, a maximum of 8 square feet of glazing area is permitted per elevation on the second level of an accessory structure if located less than 6 feet above the floor of the second level of the accessory structure. Unlimited glazing is permitted if located at least 6 feet above the floor of the second level of the accessory structure.
- L. **Exterior Staircases:** Above grade exterior staircases are prohibited on accessory structures.
- M. **Air Conditioning Units:** All new and existing air conditioning units shall not count against lot coverage calculations. Non-conforming air conditioning units located within required side yard setbacks may be continued, maintained and replaced provided:
1. The area occupied or devoted to such use is of similar size and location;

2. The nonconforming unit(s) must be screened from street view and the abutting property by privacy fence, landscaping or landscape fence.

N. Standby Generators: All new and replacement standby generators are subject to the following requirements:

1. The placement of standby generators shall be limited to the rear open space only at a location that is at least 5 feet from any principal building or accessory building with habitable space as defined in the Michigan Residential Code in effect at the date of the application including any overhang or projection and subject to the requirements of the open space limitations of subsections A and B of this section.
2. Standby generator exhaust outlets:
 - a. Shall be directed into the rear open space; and
 - b. Shall not be directed towards any principal building or accessory building with habitable space as defined in the current Michigan Residential Code located within 20 feet.
3. Standby generators shall be used only when the normal power source of the residence has been disrupted. As soon as normal power has been restored, the owner must cease operation of the generator.
4. A permit must be obtained for the installation of any standby generator on such forms as required by the Community Development Department.
5. All standby generators shall be maintained in good working order. Property owners are responsible for maintaining and operating the standby generator and complying with all applicable code requirements. Automatic maintenance exercise testing is limited to not more than 15 minutes once a week, Monday-Friday, between the hours of 7:00 a.m. to 5:00 p.m.
6. Non-conforming standby generators may be continued and maintained provided:
 - a. The non-conforming standby generator shall meet the requirements of subsection 5 of this section;
 - b. In the event a generator is determined to be unsafe by the Fire Department due to carbon monoxide readings measured in a dwelling, the Fire Department may issue a cease and desist order for the usage of the generator unit and issue an order for the generator to be relocated to the rear yard in accordance with the standards in this section.

(Ord. No. [2370](#), 10/24/2022; Ord. No. [2512](#), 03/24/2025)

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