**Township of Wayland**

**Allegan County, Michigan**

**ORDINANCE O-06-2022**

**Text Amendment – Accessory Building**

**Chapter 3 – General Provisions**

***Section 3.22 – Accessory Building – a)-h) 1-2, i)-m)***

**Adopted: October 3, 2022**

**Publication** **Date: October 13, 2022**

**Effective: October 21, 2022**

**SECTION 3.22 - Accessory buildings**

1. Accessory buildings shall be a permitted use in all zoning districts.
2. Authorized accessory buildings may be attached to the principal building, or

may be completely detached from the principal building (revised 090396) by a minimum distance of ten (10) feet.

1. An accessory building shall be considered an attached accessory building when the distance between such accessory building and the principal building is solidly covered by a breezeway, portico, covered colonnade or similar structure or when both the principal building and the accessory building share a common wall or portion thereof.
2. When an accessory building is erected or constructed as part of the principal building, or it is attached, as in sub-section (b) above, to the front or side portions of the principal building, such accessory building shall be considered part of the principal building for purposes of calculating yard dimensions and it shall comply in all respects with the requirements applicable to the principal building.
3. A detached residential accessory building may be located on an otherwise vacant lot, or on a lot with only another existing residential accessory building(s)/structure(s), to be used for otherwise permissible residential purposes.
4. No detached accessory building shall be closer to a side lot line than the permitted distance for the principal building on the same lot unless such accessory building shall be completely to the rear of all portions of the principal building, in which case it can be located not closer than six (6) feet to any side lot line, except in the case of a corner lot.
5. No detached accessory building shall be located closer than five (5) feet to the rear lot line. This sub-section shall not preclude the construction of an accessory structure, such as a deck, patio, or pump house, closer than five (5) to the normal high-water mark, provided such structure is not more than three (3) feet in height or a boat house which is not higher than six (6) feet above mean high water, and does not obstruct the view of neighboring properties.
6. No detached accessory building shall project into any required front yard, except:

1) Accessory buildings on lots having water frontage shall be set back at least 35 feet from the street or road right-of-way line or at a non-conforming set back line established by other structures within three hundred (300) feet on the same street or road as determined by the Building Inspector.

2) Accessory or farm buildings constructed in the "A" District shall be set back at least 50 feet from a County Road right-of way and 75 feet from a State highway right-of-way.

1. Detached accessory buildings shall not occupy more than 30% of any required rear yard area.
2. No accessory building or structure shall contain living or dwelling quarters for a person(s).
3. The general character and design of any accessory building or structure shall be complementary to the principal building and the zoning district in general.
4. No mobile home, truck, truck trailer, house trailer, van, or other form of recreational vehicle shall be used as an accessory building in any zoning district.
5. The height, width and depth of accessory buildings, and their numbers, shall be controlled by the requirements and restrictions of the zoning district in which they are located.

Following discussion of Ordinance-O-06-2022 – Text Amendment - Accessory Buildings, a motion was made from Kamyszek with support from Stein. All yes, motion carried.

 Ann McInerney, Clerk

 Wayland Township

OrdinanceO062022AssessoryBuildings