

ACCESSORY STRUCTURE REGULATIONS – 2013

(Applicable in the Shoreland District AND Residential Use Areas)

Section 3 Accessory Uses and Structures

A. Accessory uses. The following accessory uses, in addition to those specified elsewhere in this Ordinance, shall be permitted in any residential district if the accessory uses do not alter the character of the premises in respect to their use for the purposes permitted in the district.

1. The operation of accessory facilities and equipment in connection with schools, colleges, universities, hospitals and other institutions permitted in the district.
2. Recreation, refreshment and service buildings in public parks and playgrounds.

B. Accessory buildings and structures. The following requirements shall apply to accessory buildings and structures in all land use districts.

1. Attached. An accessory building or structure attached to the main building is part of the main building and shall comply in all respects with the requirements for the main building.

2. Not in side yard. A detached accessory building or structure other than a fence shall not be located in any required front or side yard in a residential subdivision.

- a. Accessory structure use limited. A detached accessory building or structure, such as a garage, shall not be used as a guest cabin capable of providing independent human habitation.

3. Accessory structure height limit. The height of an accessory building or structure shall be limited to twenty-two feet (22') at the peak when located within four hundred feet (400') of a lake or within three hundred feet (300') of a river or stream. The height of an accessory building or structure located over four hundred feet (400') from a lake or over three hundred feet (300') from a river or stream shall be limited to the height allowed by the zoning district in which it is located.

4. Accessory structure area and size limits.

- a. Accessory structures located within two hundred feet (200') of a lake or river/stream cannot exceed one thousand two hundred (1200) square feet in size. The accessory structure must be located within the setback lines and the total impervious surface area cannot exceed twenty-five (25) percent of the lot area.

- b. Accessory structures located over two hundred feet (200') from a lake and less than four hundred feet (400') from a lake or over two hundred feet (200') from a river/stream and less than three hundred feet (300') from a river/stream cannot exceed two thousand four hundred (2400) square feet in size. The accessory structure must be located within the setback lines and the total impervious surface area cannot exceed twenty-five (25) percent of the lot area.

- c. Accessory structures located over four hundred feet (400') from a lake or three hundred feet (300') from a river/stream must be located within the setback lines and the total impervious surface area cannot exceed twenty-five percent (25%) of the lot area.

5. Accessory building setback. Accessory structures located within the shoreland district may be permitted twenty feet (20') from the right-of-way of a platted or dedicated township road or fifty-three feet (53') from the centerline of a non-platted or non-dedicated township road. This setback does not apply to a County or State Highway. Accessory structures may be permitted twenty (20) feet from the rear lot line.