

HOLLY TOWNSHIP

**102 CIVIC DRIVE
HOLLY MI 48442**

PHONE 248-531-0006

FAX 248-634-5482

Zoning Compliance Application

Date: _____ Permit #: _____

1. Name: _____ Parcel #: _____

2. Address: _____ Phone: _____

3. Contractor: _____ License #: _____

4. Zoning classification of adjacent properties: _____

5. Applicant signature: _____

Approved by: _____ Date: _____

David Schang, Zoning Compliance for Construction Officer

SITE PLAN

HOLLY TOWNSHIP CODE OF ORDINANCE CHAPTER 32

Sec. 32-134. Accessory buildings and uses.

(a) *Application to single-family residential uses.*

(1) Where the accessory building is structurally attached to a main building, it shall be subject to, and must conform to, all setback regulations of this chapter and building codes applicable to main buildings.

(2) A detached accessory building shall not be located closer to the front lot line than the single-family dwelling. For properties with lake frontage, the detached accessory building shall be located no closer to the lot line of the water frontage than the single-family dwelling. All detached accessory buildings must conform to all other setback restrictions for a single-family dwelling in the applicable zoning district in which it is located. A minimum setback of ten feet from the dwelling and five feet from a side or rear lot line shall be required.

(3) In no instance shall an accessory structure be located within a dedicated easement or right-of-way.

(4) The total of all detached accessory roofed buildings located on a parcel shall be subject to maximum lot coverage requirements and shall be subject to the restrictions in floor area based upon parcel size listed in the schedule of regulations contained within this chapter. Farms shall be exempt from restrictions on total accessory floor area.

(5) No detached accessory building in an R-1 and R-2 district shall exceed 14 feet in height. Accessory buildings in all other districts shall not exceed 22 feet in height.

(6) Nothing contained in this section shall be construed to affect the size of accessory buildings in conjunction with a legitimate farming operation as defined in this chapter, provided that all yard requirements are complied with.

(7) Private swimming pools and decks shall be subject to the following:

a. No portion of the swimming pool, deck or associated structures shall be permitted to encroach upon any easement or right-of-way that has been granted for public utility use.

b. All setbacks shall be complied with in accordance with the required setbacks specified within this chapter and consistent with the zoning district wherein the pool or deck is located.

c. All swimming pools shall be enclosed in accordance with the single state construction code.

(8) An enlargement or alteration of an existing nonconforming building line shall be permitted provided that the accessory structure is not enlarged more than 50 percent of its existing gross floor area and provided that the accessory building is setback at least three feet from the lot line.

(9) The construction or placement of any accessory building or structure greater than 200 square feet shall require a building permit under the single state construction code.

(b) *Application to all other uses.* Accessory buildings and uses for all uses other than single-family residences shall comply with applicable setback and height restrictions specified for the zoning district wherein the accessory use or structure is located.

(Ord. No. 50, § 5.4, 11-17-1992; Ord. of 4-18-1995; Ord. of 8-19-2003)