

**STOWNSHIP OF HOLLY  
PROPOSED ZONING ORDINANCE AMENDMENTS  
CHAPTER 32 – ZONING, ARTICLE IV SUPPLEMENTARY REGULATIONS,  
SECTION 32-134 ACCESSORY BUILDINGS AND USES**

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~~ **principal** buildings.
- (2) Accessory buildings may only be constructed at the same time as or after the construction of the principal building or structure on the same lot or parcel of land. Accessory buildings may only be maintained in conjunction with a principal building or structure on the same lot or parcel.

**The Zoning Administrator may grant permission to construct an accessory building not to exceed the ground floor area of a residence provided the vacant parcel is adjacent to or directly across the street from a parcel with a residence owned by the applicant and is not waterfront lot, if one of the following has taken place:**

- a. **The properties will be combined together into a single parcel by the Township Land Division Committee; or**
- b. **The property owner must prepare a recordable document, approved by the Township Attorney, and filed with the County Register of Deeds office that provides that the residential parcel and the vacant parcel will be sold together unless or until the second parcel has a residential structure or a building permit is in effect for a residential structure and construction is in process.**

If the principal building or structure is destroyed, demolished or removed, the accessory building shall also be demolished or removed.

**No detached accessory building or pool shall be located closer than ten (10) feet to any structure.**

**The accessory building shall not be used for human habitation at any time.**

**Manufactured homes, semi-trailers, storage containers or other vehicles shall not be used as accessory storage structures.**

- (3) An accessory building may be located in a front yard provided it is not in the required front yard setback. 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.

- (4) In no instance shall an accessory structure be located within a dedicated easement or right-of-way.
- (5) The accessory building and/or accessory structure shall not create a nuisance or hazard.
- (6) 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.
- (7) 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.
- (8) 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.
- (9) 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.
- (10) 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.
- (11) 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.

**The applicant, as part of the permit application, shall submit a detailed site sketch, drawn to scale, that provides sufficient information with the building permit application to determine that the construction of the accessory building and the single-family residential dwelling will be in complete compliance with the requirements of the Zoning Ordinance especially in regard to setbacks, building size, building location, etc.**

- (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.