

132.1404 - Accessory Buildings.

Accessory buildings, except as otherwise permitted in this Ordinance, shall be subject to the following regulations:

1. Where the accessory building is structurally attached to a main building, it shall be subject to, and must conform to, all regulations of this Ordinance applicable to a main building.
2. Accessory buildings shall not be erected in any required yard, except a side or rear yard but shall not extend beyond the front of the main building.
3. Accessory buildings aggregate of combined main ground floor area may not exceed 2,600 square feet. Refer to Section 132.1201, SCHEDULE OF REGULATIONS LIMITING HEIGHT, BULK, DENSITY AND AREA BY ZONING DISTRICT for allowance of maximum percentage of lot area covered. Bona fide farms with farm buildings on twenty (20) acres or more are exempt from size limits. Size of accessory buildings cannot be waived by the Zoning Board of Appeals on any recorded plat
4. No detached accessory building shall be located closer than ten (10) feet to any main building nor shall it be located closer than three (3) feet to any side or rear lot line.

In those instances where the rear lot line is coterminous with an alley right-of-way, the accessory building shall not be closer than one (1) foot to such rear lot line. In no instance shall an accessory building be located within a dedicated easement right-of-way.

5. No detached accessory building in A-1, R-1, RM-1 or B-1 Districts with lots containing [two] 2 acres or less shall, exceed one (1) story or [sixteen] (16) feet in total height and no detached accessory building with lots exceeding [two] (2) acres shall exceed [twenty] (20) feet in total height. Accessory buildings in all other districts may be constructed to equal the permitted maximum height of structures in said district, subject to Board of Appeals review and approval if the building exceeds [twenty] (20) feet in total height. Farm buildings on [twenty] (20) acres or more are exempt from height limits.
6. When an accessory building is located on a corner lot, the side lot line of which is substantially a continuation of the front lot line of the lot to its rear, said building shall not project beyond the front yard setback required on the lot in rear of such corner lot. In no instance shall an accessory building be located nearer than ten (10) feet to a street right-of-way line.
7. When an accessory building in any Residence, Business or Office District is intended

for other than the storage of privately owned motor vehicles, boats, motor home, tractor or personal property owned and used by the occupant, the accessory use shall be subject to the approval of the Board of Appeals.

8. Accessory parking or storage of manufactured homes (including mobile homes) prohibited. The parking of a manufactured home (including mobile home) on lands not approved for manufactured housing community or for manufactured home sales shall be prohibited. (Temporary storage of a manufactured home in transit shall only be allowed on an approved manufactured homes sales lot in an appropriate district or at an appropriate warehousing or wholesale establishment or trucking facility in an industrial district.)
9. Covered boat wells and docks. When an accessory structure is a covered boat well or dock, it shall only be allowed along the St. Clair River after site plan review and approval by the Planning Commission, and it shall conform to the following requirements. A boat well or dock without a permanent roof or covering is exempt from site plan review and shall only be required to obtain a building permit.
 - a. A boat well or dock may be a covered subject to the review and approval provided under this section (Also see definition).
 - b. A boat well or dock shall have no above grade walls and otherwise shall be designed such that river views will be preserved.
 - c. There shall be no public services for revenue, nor services for public storage or maintenance purposes provided from such residential accessory structures.
 - d. A building permit for a boat well shall not be issued unless and until the applicant has:
 - (1.) Complied with all the provisions of this zoning ordinance, the Michigan State Construction Code, and the Inland Lakes and Streams act of 1972, as amended, and
 - (2.) Secured the written approval from the U.S. Army Corp of Engineers and the Michigan Department of Environmental Quality when such permit(s) is/are required within the jurisdiction of either of these two agencies.

Effective Date

Motion by: *Tom Kaufman*

Second by: *Angie Viola*

Yeas: *5*

Nays: *0*

Absent: *0*

Amended Ordinance No. 132.1404 declared adopted.

This Zoning Ordinance shall take effect seven (7) days after publication.

Adopted: October 12, 2016
Published: October 26, 2016
Effective: November 2, 2016

CERTIFICATION

I, Angie Viola, the duly qualified and elected Clerk of Cottrellville Township, hereby certify that the foregoing is a true and complete copy of Amended Ordinance No. 132.1404 adopted by the Cottrellville Township Board at a regular meeting held on the 12th day of October, 2016



Angie Viola
Cottrellville Township Clerk

Change Amended (in red):

3. ~~An accessory building shall not occupy more than twenty-five (25) percent of a required rear yard, plus forty (40) percent of any non-required rear yard, provided that in no instance shall the aggregate of combined ground floor area of the accessory buildings exceed 1,200 sq. ft. Size of accessory buildings may be increased by 200 sq. ft. for every one (1) acre or fraction of each acre over two (2) acres.~~

Accessory buildings aggregate of combined main ground floor area may not exceed 2,600 square feet. Refer to Section 132.1201, SCHEDULE OF REGULATIONS LIMITING HEIGHT, BULK, DENSITY AND AREA BY ZONING DISTRICT for allowance of maximum percentage of lot area covered. Farm buildings on twenty (20) acres or more are exempt from size limits. Bona fide farms with farm buildings on twenty (20) acres or more are exempt from size limits. Size of accessory buildings cannot be waived by the Zoning Board of Appeals on any recorded plat

ARTICLE XII
132.1200 SCHEDULE OF REGULATIONS

132.1201 SCHEDULE OF REGULATIONS LIMITING HEIGHT, BULK, DENSITY AND AREA BY ZONING DISTRICT (A) *

Zoning District	Minimum Zoning Lot Size Per Unit		Min. Yard Setbacks (B) (Per Lot in Feet)			Max. Height of Structures (E)		Min. Floor Area Per Unit	Max. % of Lot Area Covered
	Area In (Sq. Ft.)	Width (In feet)	Front (C)	Each Side (D)	Rear	(In Stories)	(In Feet)	(Sq. Ft.)	(By All Buildings)
A-1 Agricultural(L)(R)(T)	174,240 (4 acres)	300 (C)	40 (C)(L)	20	40	2	40 (G)	(S)	25
R-1 One-Family (L)(R)(T) Residential w/o public sewer	108,900	300 (C)(S)	35	10	35	2	40	(S)	15
R-1 One-Family (L)(R)(T) Residential w/ public sewer	10,200	85x120(C)(S)	35	10	35	2	40	(S)	25
RM-1 Multiple-Family Residential	(U)(J)	---	50	30	30	3	40	(K)	25
MHD Manufactured Home Development	15 acres					2	40		
B-1 Local Business	---	---	25 (O)(P)(Q)	(N)	20	2	40		
B-2 General Business	---	---	40 (O)(P)(Q)	(N)	20	3	40		
I-1 Light Industrial	---	---	60 (O)(P)(Q)	(P)	30	---	40		

* 132.1202 contains the regulations referred to in the schedule above. Example, the "(A)" at the end of the schedule's title corresponds to Item A. in 132.1202.

Correction

Voice Public Notice for 12-21-16

Cottrellville Board of Trustees has adopted changes to their *Accessory Buildings Ordinance* at a Regular Board Meeting on December 14th, 2016. Zoning Ordinances are effective seven (7) days after published notice. The *Accessory Building Ordinance* can be viewed in its entirety at the Cottrellville Township Hall and on the Cottrellville Website.

Zoning Ordinance 132.1404-Accessory Buildings Regulation change:

#3. "Accessory buildings aggregate of combined main ground floor area may not exceed 2,600 square feet. Refer to Section 132.1201, SCHEDULE OF REGULATIONS LIMITING HEIGHT, BULK, DENSITY AND AREA BY ZONING DISTRICT, for allowance of maximum percentage of lot area covered. Bona fide farms with farm buildings on twenty (20) acres or more are exempt from size limits. Size of accessory buildings cannot be waived by the Zoning Board of Appeals on any recorded plat.

Adopted Date: December 14th, 2016

Published Date: December 21st, 2016

Effective Date: December 28th, 2016

****Zoning Ordinances** must be published within fifteen (15) days of Board adoption and effective seven (7) days after publication. (see MTA's *Authorities & Responsibilities* in the event a "referendum petition" is filed within seven (7) days.