

1500 Morris Road
 Lapeer, MI 48446
 (810) 664-3700

Lapeer Township
 Excerpt from Zoning Ordinance
 for Accessory Buildings

Exceeding Maximum Size

Section 1.06 BUILDINGS ACCESSORY TO ONE- AND TWO-FAMILY RESIDENTIAL USES.

Buildings accessory to One- and Two-Family Residential uses shall be subject to the following regulations:

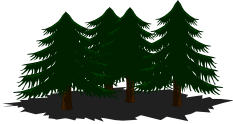
1. Where the accessory building is structurally attached to a main building, it shall be subject to and must conform to all regulations of this Ordinance applicable to main buildings.
2. Detached accessory buildings shall not be erected in any front yard.
3. An accessory building may occupy not more than twenty-five (25) percent of a required rear yard, plus forty (40) percent of any non-required rear yard.
4. Accessory buildings shall observe the following area requirements:

<u>Parcel Size</u>	Maximum Accessory Building Size*	Maximum Number of Buildings
One-half (½) acre or less, or located in a platted subdivision.	720 square feet	1
More than one-half (½) acre, up to one (1) acre, or located in a platted subdivision.	1,200 square feet	2
Greater than one (1) acre, or less than five (5) acres.	1,536 square feet	2
Five (5) acres or more.	2,400 square feet	2

* Maximum size refers to aggregate of all accessory buildings.

Any request for accessory buildings larger than those noted above shall only be permitted after receiving special land use approval from the Township Planning Commission. As a part of the review of such buildings, the requirement for engineered site plans shall be waived, unless such information is essential for the review of such building. Further, any review from the Township Planning Consultant and Township Engineer shall also be waived, again, unless such review is essential for the review of the application.

5. Accessory buildings on corner lots shall comply with Section 1.21.
6. No detached accessory building shall be located closer than twelve (12) feet to any principal building, nor shall it be located in the required side yard or closer than ten (10) feet to any rear lot line. In subdivisions, accessory buildings less than one hundred fifty (150) square feet may be located as close as three (3) feet to the side lot line.
7. No accessory building in a residential zoning district shall exceed one (1) story or eighteen (18) feet in height, except for buildings accessory to agricultural uses.



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8. No accessory building shall be constructed prior to the completion of the footings of the main building on the property.
9. No accessory building shall involve any business, profession, trade or occupation.
10. Accessory buildings used in conjunction with a bona fide agricultural operation are exempt from the height limitation; restrictions on the number of buildings, and the floor area requirements noted above and may also be constructed on a vacant piece of property which has been deemed to be an integral part (under the same ownership or lease agreement as the principal farmer/ farming operation) of the overall farming operation.
11. A certificate of zoning compliance shall be recorded with the County Register of Deeds at the expense of the landowner for any accessory building exceeding 2,400 square feet.

Amended January 14, 2008

Amended: March 1, 2012