

Ordinance Language*
(Section 2.2)

A. Accessory buildings-General.

1. *Where an accessory building is attached to the main building, it shall conform to all regulations of this ordinance applicable to the main building.*
2. *Accessory buildings shall not be permitted in the front yard.*
3. *Accessory buildings shall not be permitted on a lot or parcel which does not have a main use or building.*

C. Residential accessory buildings and structures

Accessory buildings shall be permitted within the R-1, R-2 and R-3 districts or with any residential use provided that the following restrictions are met:

1. *No more than two (2) detached accessory buildings shall be permitted on any residential lot.*
2. *The total area of all accessory buildings shall not exceed nine hundred and sixty (960) square feet.*
3. *An accessory building located in the rear yard shall not occupy more than twenty-five (25) percent of the required rear yard area.*
4. *Accessory buildings in excess of one hundred twenty (120) square feet must be designed, constructed, and finished such that the exterior appearance is similar to that of the main building.*
5. *No detached accessory building shall be located closer than ten (10) feet to any main building. The drip edge of any detached accessory building shall not be located closer than three (3) feet to any side or rear lot line.*
6. *No accessory building shall exceed fourteen (14) feet in height.*

Section 2.14 – The use of any portion of a garage or accessory building for dwelling or sleeping purposes in any zoning district is prohibited.

***Because Zoning Ordinances are subject to amendments which can change standards and regulations, please speak with the Zoning Administrator for the most up-to-date zoning language. See also any relevant definitions in Chapter 1 (Definitions) of the Zoning Ordinance.**

Any further questions can be directed to:

City of Belding Zoning Department
120 S. Pleasant Street
Belding, MI 48809
(616) 794-1900, ext. 209
(616) 794-4812 FAX

www.ci.belding.mi.us

Sponsored by:

City of Belding Planning Commission
Meetings: 4th Thursday, 6:30 pm

Accessory Buildings

(Such as Sheds or
Garages)

In Single- Family Zones



September 2009

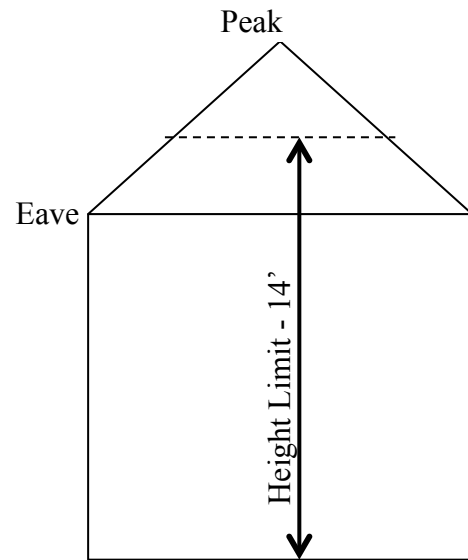
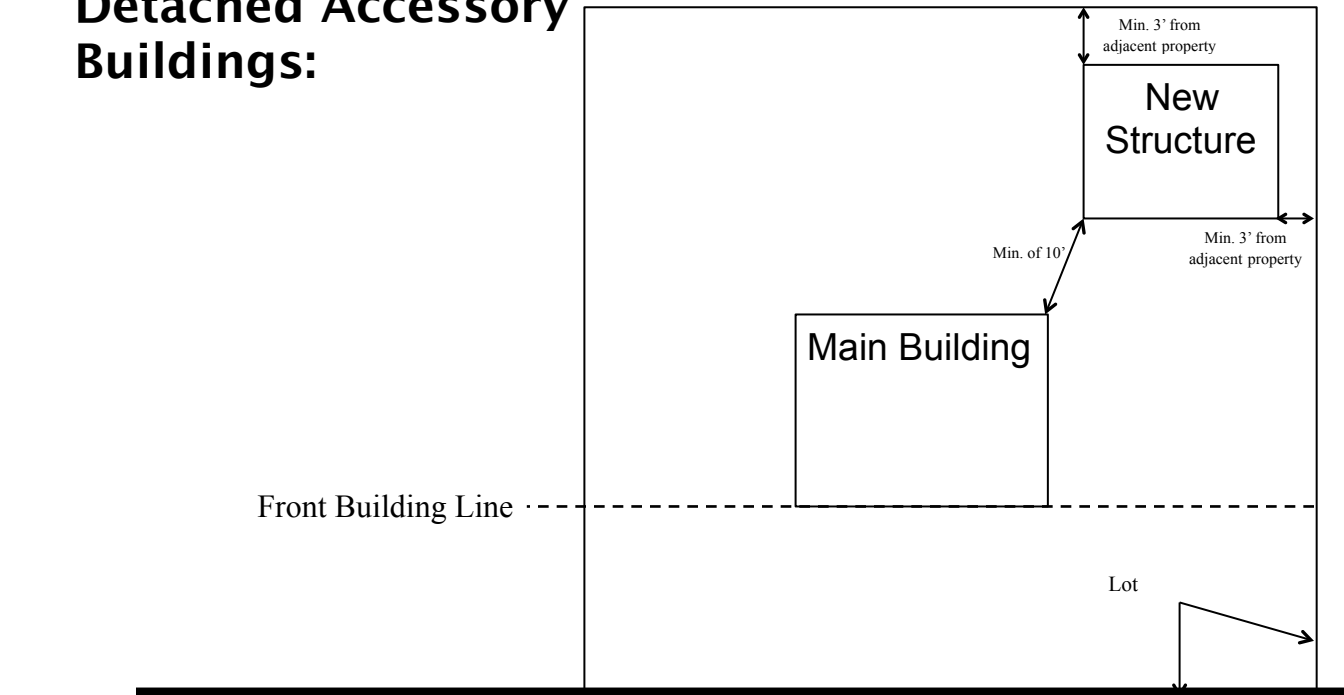
Detached Buildings

- ✓ Accessory buildings include permanent structures such as garages or sheds, as well as temporary structures such as carports.
- ✓ Detached accessory buildings may not be located in the front yard.
- ✓ A detached building must be located at least three (3) feet from the side and rear property lines.
- ✓ No detached building shall be located closer than ten (10) feet to any main building.
- ✓ No accessory building may be on a lot by itself - there must be a main use structure or building, such as a house, present on the lot.
- ✓ You may not have more than two detached accessory buildings per lot or parcel.
- ✓ The total area of all accessory buildings may not exceed 960 square feet or 30% of the rear yard, whichever is less.
- ✓ Accessory buildings may not be higher than 14 feet.
- ✓ Accessory buildings larger than 120 square feet must be designed, constructed and finished to appear similar to the main building.
- ✓ Detached accessory buildings which are 200 square feet in size or greater require a building permit. If under 200 square feet, a zoning permit is required.

Attached Buildings

- ✓ Attached accessory buildings must meet the same required setbacks as the main building. A building permit is required for all attached accessory buildings.

Detached Accessory Buildings:



Height is measured from the midpoint of the eave and peak at average grade.

Special Notes

- ✓ Corner lots are of particular concern. Please consult with the Zoning Administrator.
- ✓ Check power lines and easements on your lot. You may not build on an easement.
- ✓ All setbacks are measured from the property line to the building's drip edge.
- ✓ Since side and rear setbacks for detached structures are only three (3) feet, you should be certain just where the property line is, in order to avoid conflicts with your neighbors. The City knows the dimensions of your lot, but not precisely where the lot lines are. Lot lines can be located by a surveyor.
- ✓ You cannot sleep or live in any portion of an accessory building (such as a garage or shed).
- ✓ If building a garage, you must have a hard-surfaced driveway leading to it – see the brochure entitled “Requirements for Infrastructure” for more information and specific requirements.