

## Zoning Board of Appeals Standards for Accessory Building Authorizations

Accessory Buildings or Structures of a greater area, in excess of the maximum height standards, or in excess of the maximum number of Buildings, may be authorized by the Board of Appeals pursuant to Section 603 of the Zoning Act. In order to qualify for an authorization under this Section, the application must first comply with the following standards.

1. The total square footage of all Accessory Buildings and Structures on a Lot shall not be more than twice the amount of square footage of Accessory Buildings and Structures allowed by right.
2. A landscaping plan shall be submitted with a Site Plan for any Accessory Building or Structure subject to this Subsection. When an Accessory Building or Structure subject to this Subsection will be visible from the Street or an adjacent Lot, existing trees and other screening vegetation should be preserved. If no screening currently exists, new landscaping shall be provided if deemed appropriate by the Board of Appeals, considering the nature of the area and the degree to which the Accessory Building or Structure is visible.
3. All of the Buildings and the Structures on the Lot shall not exceed the Lot Coverage standards of the underlying Zoning District.
4. The proposed Accessory Building or Structure shall generally be compatible with the architecture style and Building form of the principal Building, except for Buildings such as Greenhouses, which perform a specific function requiring a particular Building form.
5. The area, height, and massing of the proposed Accessory Building or Structure shall be proportional to the overall area of the Lot upon which it is placed and consistent with other residential Buildings or Structures in the surrounding neighborhood.
6. The Accessory Building or Structure shall be located in such a manner as to not cause a storm water runoff nuisance on adjacent property and shall meet the intent and guidelines of the Stormwater Management provisions in Article VI of Chapter 14 of the Township's Code of Ordinances.
7. The Board of Appeals may require a restrictive covenant, such as a deed restriction, recorded with the Ottawa County Register of Deeds, indicating that any future division of the subject Lot shall meet the limits for Lot Area and Accessory Building or Structure size provided in Section 306. The covenant shall be provided to the Zoning Administrator prior to the issuance of a permit under Section 116.