

Accessory Buildings and Structures

- ✓ Accessory buildings include detached garages, sheds, storage buildings, detached decks, greenhouses, pool equipment, and pump houses, among others.
- ✓ All accessory buildings require a zoning permit. Accessory buildings larger than 200 square feet also require a building permit.
- ✓ All decks require a zoning permit. Attached decks require a building permit. Detached decks larger than 200 square feet require a building permit.
- ✓ Detached accessory buildings cannot be built on a lot by themselves.
- ✓ A detached accessory building must be compatible with the main building and surrounding property in terms of materials and design.
- ✓ The size and number of the accessory building allowed depend on the size and zoning of your property (see chart).
- ✓ Accessory buildings cannot include living quarters. No guest houses are permitted.
- ✓ Accessory buildings must be located in the side or rear yard only.

Accessory Building Authorizations

- ✓ If you want an accessory building larger than allowed you may request an authorization from the ZBA for a larger building.
- ✓ The maximum square footage allowed for an authorization is twice that allowed by right.
- ✓ A restrictive covenant limiting future divisions of the lot may be required by the ZBA.

Size and Setback Requirements R-1, R-2, R-3 and R-4 Accessory Buildings and Structures shall comply with the following:

Acreage	Total Area of Accessory Buildings	Number Of Accessory Buildings	Setbacks – Measured to eaves	Height
Greater than 1 acre	960 sq. ft.	2	Accessory Building or Structure Setbacks shall be 10 feet from any other Accessory or principal Building and 5 feet from any Side or Rear Lot line.	Supporting walls shall not be taller than 10 feet. Height shall not exceed 20' feet. Accessory Buildings and Structures shall not be greater than one (1) Story.
Greater than ½ acre and less than or equal to 1 acre	768 sq. ft.	2		
Less than or equal to ½ acre	576 sq. ft.	2		

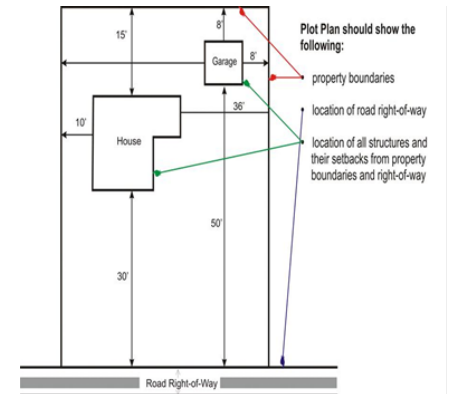
Agricultural and Rural Residential Accessory Buildings and Structures shall comply with the following:

Acreage	Total Area of Accessory Buildings	Number of Accessory Buildings	Setbacks – Measured to eaves	Height
Greater than 5 acres	2,400 sq. ft. (no single Building or Structure larger than 1,600 sq. ft.)	4	Setbacks shall be 10 feet from any other Accessory or principal Building and 10 feet from a Side or Rear Lot line	Supporting walls shall not be taller than 18 feet. Unless regulated elsewhere, height shall not exceed 25 feet.
Greater than 1 acre and less than or equal to 5 acres	1,600 sq. ft.	3		Supporting walls shall not be taller than 16 feet. Unless regulated elsewhere, height shall not exceed 25 feet.
Greater than ½ acre and less than or equal to 1 acre	960 sq. ft.	2		
Less than or equal to ½ acre	768 sq. ft.	2		

Refer to Section 306 of the Zoning Ordinance for complete information. Because Zoning Ordinances are subject to amendments which can change standards and regulations, please speak with the Zoning Administrator to confirm zoning language.

Permitting Information

- ✓ Complete an Accessory Building Permit Application and submit the application and fee to the Building and Planning Department at Township Hall.
- ✓ The zoning permit application requires a site plan. A printout from the Ottawa County property mapping system may be used as the basis of the drawing.



- ✓ If your accessory building or structure is larger than 200 sq. ft., complete a Building Permit application and submit the application and fee to Michigan Township Services (5855 Airline Rd, Fruitport MI 49415; 231-865-3310). A building permit will not be issued until after the zoning permit is issued.

Questions? Contact the Building and Planning Department

