

ACCESSORY BUILDINGS

**230.304 ACCESSORY BUILDINGS AND STRUCTURES**

- A. Except in the AG district, all accessory buildings and structures shall be located in the rear yard, except when built attached to the principal building (for example radio, television antennas or satellite dishes).
- B. Accessory buildings and structures shall be located in compliance with the setback requirements of this Ordinance; provided, however, accessory buildings and structures less than two hundred (200) square feet in area may be located not less than three (3) feet from any property line, but not between the front and rear building lines.
- C. Accessory buildings and structures shall only be permitted on a lot which contains a principal use.
- D. Accessory buildings and structures shall not exceed the lesser of one (1) story or the height of the principal building.
- E. Accessory buildings and structures standards by district are as follows:

1. AG, Agricultural, accessory buildings and structures shall comply with the following:

Acres	Total Area of Accessory Buildings	Number of Accessory Buildings	Setbacks	Notes	Height
Greater than 5 acres	Per lot coverage standards	Unlimited	An accessory building or structure greater than 200 square feet in area shall be setback 10' from any other accessory or principal building and 10' from any property line.	Accessory buildings housing livestock or fowl shall be setback at least 200' abutting any non-agriculturally-zoned property and 75' from any agriculturally-zoned property.	Supporting walls shall not be taller than 18'. Height shall not exceed 25' from the ground to the ridgeline.
Greater than 4 acres and less than 5 acres*	3,200 sq. ft.	3			
Greater than 3 acres and less than 4 acres*	2,700 sq. ft.	2			
Greater than 2 acres and less than 3 acres*	1,700 sq. ft.				
Greater than 1 acre and less than 2 acres*	1,200 sq. ft.				
Greater than ½ acre and less than one acre*	896 sq. ft.				
Less than 1/2 acre*	400 sq. ft.				

\* See Section 280.321 pertaining to development on legal nonconforming parcels.

As adopted by Township Board on June 10, 2008, effective 7 days following publication

2. LD and CR, Low Density Residential and Community Residential, accessory buildings and structures shall comply with the following:

Acreage	Total Area of Accessory Buildings	Number of Accessory Buildings	Setbacks	Height
Greater than 5 acres	2,400 sq. ft.  (no single structure larger than 1,600 square feet.)	3	An accessory building or structure greater than 200 square feet in area setbacks shall be 10 feet from any other accessory or principal building and 10 feet from any property line.	Supporting walls shall not be taller than 12'. Height shall not exceed 24' from the ground to the ridgeline.
Greater than 1 acre and less than 5 acres	1,200 sq. ft.	2		
Greater than ½ acre and less than 1 acre	896 sq.ft.			
Less than 1/2 acre	400 sq.ft.			

3. NRD, Neighborhood Residential District, accessory buildings and structures shall comply with the following:

Acreage	Total Area of Accessory Buildings	Number of Accessory Buildings	Setbacks	Height
Greater than 1 acre	1,200 sq.ft.	2	An accessory building or structure greater than 200 square feet in area setbacks shall be 10 feet from any other accessory or principal building and 10 feet from any property line.	Supporting walls shall not be taller than 12'. Height shall not exceed 24' from the ground to the ridgeline.
Greater than ½ acre and less than 1 acre	896 sq.ft.			
Less than 1/2 acre	400 sq.ft.			

4. HD and MH, High Density Residential and Manufactured Housing District, accessory buildings and structures shall comply with the following:

Acreage	Total Area of Accessory Buildings	Number of Accessory Buildings	Setbacks	Height
Greater than 5 acres	Per lot coverage, provided no single structure shall be larger than 1,600 square feet.	Unlimited	An accessory building or structure greater than 200 square feet in area setbacks shall be 10 feet from any other accessory or principal building and 10 feet from any property line.	Supporting walls shall not be taller than 12'. Height shall not exceed 24' from the ground to the ridgeline.
Greater than 1 acre and less than 5 acres	1,200 sq. ft.	2		
Greater than ½ acre and less than 1 acre	896 sq.ft.			
Less than 1/2 acre	400 sq.ft.			

5. CMU and HC, Commercial Mixed Use and Highway Commercial Districts, accessory buildings and structures shall comply with the following:

Acreage	Total Area of Accessory Buildings	Number of Accessory Buildings	Setbacks	Height
Any	Per lot coverage, provided no single structure shall be larger than 1,600 square feet.	1 per lot  If acreage is greater than 10 acres, a total of 2 accessory buildings are permitted	An accessory building or structure greater than 200 square feet in area setbacks shall be 10 feet from any other accessory or principal building and 10 feet from any property line.	Supporting walls shall not be taller than 12'. Height shall not exceed 24' from the ground to the ridgeline.

3. LI and I, Light Industrial and Industrial Districts, accessory buildings and structures shall comply with the following:

Acreage	Total Area of Accessory Buildings	Number of Accessory Buildings	Setbacks	Height
Any	Per lot coverage	2 per lot  If acreage is greater than 5 acres, a total of 4 accessory buildings are permitted	An accessory building or structure greater than 200 square feet in area setbacks shall be 10 feet from any other accessory or principal building and 10 feet from any property line.	Supporting walls shall not be taller than 18'. Height shall not exceed 24' from the ground to the ridgeline.

- F. No accessory building or structure shall be used as a dwelling or for temporary or permanent residential or lodging purposes or as sleeping quarters for human beings, except as permitted pursuant to Section 230.305, pertaining to Accessory Dwellings.

**230.305 ACCESSORY DWELLINGS**

- A. Accessory dwellings are an accessory use permitted in the AG, Agricultural District to provide temporary housing for workers engaged in agricultural employment in Lincoln Charter Township provided however, the following shall be met:
1. Accessory dwellings shall be permitted in the AG, Agricultural District only.
  2. Accessory dwellings shall meet all lot area, setbacks, and dimensional standards.
  3. Accessory dwellings shall conform to the standards of the Michigan Right to Farm Act, being Act 93 of the Public Acts of Michigan of 1981, as amended.
  4. Accessory dwellings shall be incidental to the permitted principal use on the property.

**230.306 ACCESSORY USES**

- A. When an activity or use is conducted in conjunction with a principal use and the former use; (1) constitutes only an incidental or insubstantial part of the total activity that takes place on a lot, or (2) is commonly associated with the principal use and integrally related to it, then such use may be regarded as accessory to the principal use and shall be permitted. Uses may be considered accessory to the principal use regardless of whether the accessory use is separately

As adopted by Township Board on June 10, 2008, effective 7 days following publication

identified in this Ordinance as a permitted or special use. Accessory uses not meeting the standards of this section shall be prohibited.

**B. Interpretation of Accessory Uses:** For purposes of interpreting accessory uses:

1. A use may be regarded as incidental or insubstantial if the viability of the principal use is not dependent in any significant way on the accessory use.
2. To be "commonly associated" with a principal use it is not necessary for an accessory use to be connected with such principal use more times than not, but only that the association of such accessory use with such principal use takes place with sufficient frequency that there is common acceptance of their relatedness.
3. An accessory use shall not generate any effects on neighboring properties, including, but not limited to, noise, parking, traffic, glare, or dust, greater than or more burdensome than such impacts from the main use on the property.
4. By way of example, and not to limit the application of this section, common accessory uses may include swimming pools or tennis courts associated with and integrally related to a residential subdivision or multi-family development, two or fewer boat slips associated with a residential or commercial development, automated car wash associated with a gasoline station and temporary accessory dwellings permitted in the AG district.