

SECTION 312 ACCESSORY BUILDINGS

All accessory buildings and structures permitted in this Zoning Ordinance shall be subject to the following:

- a. **Relation to principal building:** Accessory buildings, structures and uses are permitted only in connection with, incidental to and on the same lot with, a principal building, structure or use which is permitted in the particular zoning district. No accessory building, structure or use shall be occupied or utilized unless the principal structure to which it is accessory is occupied or utilized.
- b. **Maximum number:** There shall be a maximum of one (1) detached accessory building. The Board of Zoning Appeals may grant special approval to modify the maximum number of accessory buildings or the minimum size.
- c. **Maximum size and coverage:** An accessory building shall not occupy more than ten (10%) percent of a required rear yard, provided that in residential districts the accessory building shall not exceed the ground floor area of a main building, and in no case be larger than seven hundred (700) sq. feet.
- d. **Restrictions on placement:** Accessory buildings shall not be erected in any right-of-way, easement, or required front yard. When an accessory building is located on a corner lot, the side lot line of which is substantially a continuation of the front lot line of the lot to its rear, said building shall not project beyond the front yard setback required on the lot to the rear of such corner lot. In the case of attached residential dwelling complexes, detached parking garages or carports may be permitted in the non-required front yard provided the Planning Commission approves the site plan, landscaping, elevation drawings and construction materials. In reviewing such structures, the Planning Commission shall consider the impact of headlights and views from nearby public streets and adjacent properties.
- e. **Required setbacks (attached):** Where the accessory building, structure or use is structurally attached to a principal building, structure or use (e.g. a deck, garage or breezeway), it shall be subject to all the regulations of this section applicable to principal buildings, structures and uses.
- f. **Required setbacks (detached):** Detached accessory buildings shall be at least ten (10) feet from any principal building or other accessory building or public street right-of-way line or property line if the structure is less than one hundred (100) square feet in area. Accessory structures greater than one hundred (100) square feet in area shall meet all the setback requirements for the principal buildings.
- g. **Maximum, height:** The maximum building height of any detached accessory building or structure in any Single Family (R-1 through R-3 and RT), District shall be fourteen (14) feet, measured from the average height between the eaves and the ridge. Accessory buildings in all other districts may be constructed to equal the permitted maximum height of structures in said districts, subject to Board of Zoning Appeals' review and approval if the building exceeds one (1) story or fourteen (14) feet in height.
- h. **Drainage:** The placement and design of any accessory building or structure shall not have a significant impact on stormwater runoff. The Building and Zoning Administrator may require grading plans or a sketch plan to ensure compliance with this provision.
- i. **Restrictions on use:** Accessory buildings shall not be occupied for dwelling purposes nor used for any business profession, trade or occupation except for permitted caretakers dwellings, except as permitted in Section 306.
- j. **Permit required:** Any accessory building or structure greater than two hundred (200) square feet in residential zoned districts and one hundred twenty (120) square feet in commercial zoned districts shall require a building permit. (amended 8/8/01 - Ordinance #256)

PLEASE SEE REVERSE FOR ZONING COMPLIANCE PERMIT REQUIREMENT

SECTION 2703 PERMITS (amended 07/09/2003)

The following shall apply in the issuance of any permit:

- a. **Permits Not To Be Issued:** No building permit or zoning compliance shall be issued for the erection, alteration or use of any building or structure or part thereof, or for the use of any land, which is not in accordance with all provisions of this Ordinance.
- b. **Permits for New Use of Land:** No land heretofore vacant shall hereafter be used or an existing use of land be hereafter changed to a use of a different class or type unless a certificate of occupancy is first obtained for the new or different use.
- c. **Permits for New Use of Building:** No building or structure, or part thereof, regulated by the Building Code shall be changed to or occupied by a use of a different class or type unless a certificate of occupancy is first obtained for the new or different use.
- d. **Permits Required:** No building or structure, or part thereof, shall be hereafter erected, altered, moved or repaired unless a building permit shall have been first issued for such work. The terms "altered" and "repaired" shall include any changes in structural parts, stairways, type of construction, type, class or kind of occupancy, light or ventilation, means of egress and ingress, or other changes affecting or regulated by the City of Grand Blanc, Building Code, Housing Law, or this Ordinance, except for minor repairs or changes not involving any of the aforesaid features.

A Zoning Compliance Permit must be obtained for certain buildings or structures, listed below, where a building permit is not required by the Building Code. The permit shall be approved before the building or structure is erected, altered, moved or repaired. Such buildings and structures include:

1. **Fences**
2. **Retaining Walls**
3. **Detached Accessory Structures**
4. **Swimming Pools**