



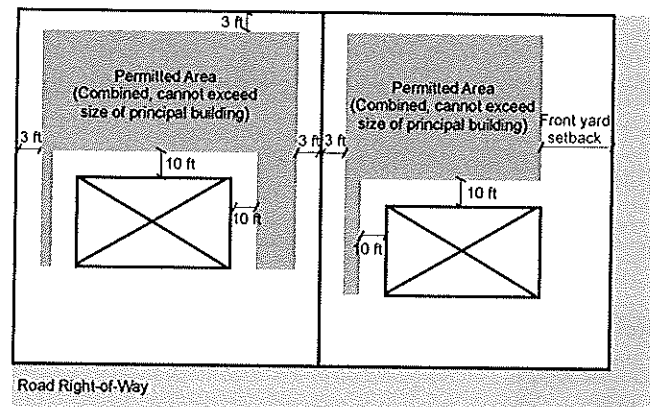
## Section 13.01

## Accessory Buildings, Structures and Uses

Accessory buildings, except as otherwise permitted in this Ordinance, shall be subject to the following regulations:

### (a) General

- (1) Accessory buildings, structures, and uses are permitted only in connection with, incidental to and on the same lot with a principal building that is occupied by a use permitted in the particular zoning district.
- (2) Accessory buildings, structures, or uses shall not be occupied or utilized unless the principal structure to which it is accessory is occupied or utilized.
- (3) Accessory buildings, structures, and uses shall not be located within a dedicated easement or right-of-way.
- (4) Accessory buildings shall not be occupied for dwelling purposes unless otherwise provided in this Ordinance.
- (5) Accessory buildings shall not be used for a home occupation.
- (6) The total square footage of the combined buildings accessory to a residential building shall not exceed:
  - a. 100% of the ground floor area of the principal building for properties with less than 20,000 square feet of lot area.
  - b. 150% of the ground floor area of the principal building for properties with less than 20,000 square feet of lot area or more, but less than one acre; and
  - c. 200% of the ground floor area of the principal building for properties with one acre or more of lot area.
- (7) A minimum separation distance of ten (10) feet shall be maintained between any two (2) buildings or structures. This minimum ten (10) foot distance may be reduced to not less than three (3) feet in instances where firewall construction exists in each structure, on the same parcel of property.
- (8) The design and building materials of accessory buildings shall generally be consistent with the character of the principal building on the property (e.g. material, color), as determined by the Planning Commission or Building Official.



### (b) Detached Accessory Buildings



- (1) Detached accessory buildings and structures shall be located in accordance with *Table 13.01*.
- (2) Detached accessory buildings shall be setback a minimum of ten (10) feet from the principal building.

Yard	Minimum Setback from Lot Line
<b>Front</b>	Not permitted
<b>Rear</b>	3 ft. or 1 ft. from alley
<b>Interior Side</b>	3 ft.
<b>Exterior Side</b>	Front yard setback of applicable zoning district

- (3) The maximum height of detached accessory buildings shall be one (1) story and fourteen (14) feet unless located on a residentially zoned parcel one (1) acre or greater in size, outside of platted subdivisions, where the maximum height of detached accessory buildings shall be a maximum height of twenty-five (25) feet.

(c) **Attached Accessory Buildings.** Accessory buildings that are structurally attached to a principal building by connection of walls or a roof shall be subject to, and must conform to, all regulations of this Ordinance applicable to the principal building, including setbacks and lot coverage, and not the regulations of this section. Attached garages shall not exceed the height of the living portion of the dwelling.

**Section 13.02                      Entranceways**

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Entranceway structures including, but not limited to, walls, columns, and gates marking entrances to single family subdivisions, multiple family housing projects, business centers, and industrial and office parks may be permitted and may be located in a required yard, except as provided in *Section 12.02 Corner Clearance*, provided that such entranceway structures shall comply to all codes of the Township of Brownstown, and shall be approved by the Building Department and a permit issued.

**Section 13.03                      Fences and Walls**

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**(a) All Districts**

- (1) Fences and walls shall not exceed a height of six (6) feet, unless otherwise provided in this section.
- (2) Fences and walls shall not be erected within any public right-of-way.
- (3) Fences and walls may be located along a property line.
- (4) Double fencing shall be prohibited.
- (5) Fences or walls shall not be erected or maintained in such a way as to obstruct the vision of motorists exiting driveways.
- (6) Electronic fences buried beneath the ground are permitted in all districts.