

Section 719.69 – Accessory Buildings and Structures

- A. Unless otherwise provided for in this Ordinance, accessory buildings and structures in all zoning districts shall meet the following standards:
- B. Accessory buildings two hundred (200) square feet or greater in area shall require a building permit and must comply with all applicable standards of the adopted township building code.
- C. Accessory buildings less than two hundred (200) square feet are permitted, provided the floor elevation is at least eight (8) inches above grade, and a rat wall is constructed.
- D. When an accessory building is structurally attached to the main building, it shall conform to all regulations of this Chapter that apply to the main building.
- E. The maximum size permitted for an attached accessory building is $\frac{1}{2}$ of the home's floor area or eight hundred fifty (850) square feet, whichever is less.
- F. The maximum height of an attached accessory building is sixteen (16) feet.
- G. No detached accessory building shall be erected before the enclosure of the main building. However, in some instances, the building inspector may allow the construction of an accessory building before the construction of the principal building, subject to each of the following:
 - 1. The applicant shall obtain a building permit for the principal building before or simultaneously with obtaining the permit for the accessory building.
 - 2. The applicant shall deposit a cash performance guarantee with the Township to ensure the completion of the main building. The guarantee shall be equal to the cost of completing the principal structure.
 - 3. An accessory building shall not be used for any business, professional trade, or occupation except when approved as a home occupation.
- H. Detached accessory buildings may be erected in the front of a principal structure, provided a minimum six hundred (600) foot front yard setback is maintained.

- I. Detached accessory buildings on corner lots shall maintain the specified front yard setbacks from both streets, as required for the main building in the same zoning district.
- J. For accessory buildings having a height of twenty-two (22) feet or less, the minimum rear and side lot line setbacks are ten (10) feet. The minimum rear and side lot setbacks are twenty (20) feet for accessory buildings with heights greater than twenty-two feet.
- K. Detached accessory buildings shall maintain a minimum of ten (10) feet from any other building.
- L. Detached accessory structures, which are accessory to single-family residences in the AG, R, RM, and REC zoning districts, shall comply with the following area and height requirements:

Parcel Size	Total Allowable Area of All Detached Accessory Buildings	Maximum Height Allowed
Less than 5 acres	2,500 square feet, or 3% of the total land area, whichever is greater	Twenty-two (22) feet
Five (5) acres or more	10,000 square feet	Thirty-five (35) feet

- M. Detached accessory buildings, which are accessory to residential buildings in the RL, RM, RH, and MH zoning districts on lots less than .25 acres, shall be limited to one (1) attached or detached garage and one (1) storage shed or similar structure under two hundred (200) square feet.
- N. No quantity, size, or height restrictions apply where a detached accessory building is utilized solely for activities directly related to agriculture or farm operations on the same parcel.
- O. One detached storage building, not exceeding twelve hundred (1,200) square feet may be allowed on vacant land in the AG, R, and REC zoning districts, subject to the following:
 - 1. Property owners shall use the accessory building exclusively for maintaining and utilizing their property.

2. The building shall not be used for business purposes.
3. The building shall not be used for residential purposes.
4. The applicant shall consent to Township officials inspecting the structure upon reasonable notice to verify compliance with this Chapter.

P. Storage Containers

1. A maximum of five (5) storage containers are permitted in any business or industrial-zoning district, subject to the following conditions:
 - a. A permit from the Lenox Township Building Department is required.
 - b. The Building Inspector and Fire Department shall review all permits.
 - c. The maximum size of a metal shipping container shall not exceed forty (40) feet (length) by ten (10) feet (width) by ten (10) feet (height).
 - d. Containers must meet the setback requirements of the zoning district in which they are located.
 - e. Containers shall not occupy any required off-street parking areas, fire lanes, easements, or landscape areas.
 - f. Containers shall not be stacked above the height of a single container.
 - g. Containers shall maintain a minimum distance of ten (10) feet from each other.
 - h. No structural modifications may be made to the container.
 - i. No electricity or plumbing may be connected to a container.
 - j. Metal shipping containers shall be painted a solid color and maintained free of graffiti
 - k. No container may be used for advertising or signage.

- I. Containers shall not be used to store hazardous materials, as defined by the Michigan Fire Code.
- m. Containers shall not be used as living quarters.
- n. No livestock or pets may be kept in the container.
- 2. The number of storage containers allowed in a residential or agricultural zoning district is:

Property Size	Number of Containers Allowed
Less than 1 acre	One (1) 10' x 20' container
1.00 to 1.99 acres	One (1) 10' x 40' container
2.00 to 4.99 acres	Four (4) 10' x 40' containers
5.00 acres or more	Five (5) 10' x 40' containers

- a. A permit from the Lenox Township Building Department is required.
- b. The Building Inspector and Fire Department shall review all permits.
- c. Containers must meet the setback requirements of the zoning district in which they are located.
- d. The maximum size of a metal shipping container shall not exceed forty (40) feet (length) by ten (10) feet (width) by ten (10) feet (height).
- e. Containers shall not occupy any required off-street parking areas, fire lanes, easements, or landscape areas.
- f. Containers shall not be stacked above the height of a single container.
- g. Containers shall maintain a minimum distance of ten (10) feet from each other.
- h. No structural modifications may be made to the container.
- i. No electricity or plumbing may be connected to a container.

- j. Metal shipping containers shall be painted a solid color and maintained free of graffiti
- k. No container may be used for advertising or signage.
- l. Containers shall not be used to store hazardous materials, as defined by the Michigan Fire Code.
- m. Containers shall not be used as living quarters.
- n. No livestock or pets shall be kept in a storage container.

3. Storage containers are permitted as a temporary use, subject to the following conditions:

- a. A permit from the Lenox Township Building Department is required.
- b. A temporary storage container may be permitted on the property for six (6) months. The building inspector may grant an additional six (6) months extension, as necessary.
- c. The Building Inspector and Fire Department shall review all permits.
- d. Containers must meet the setback requirements of the zoning district in which they are located.
- e. The maximum size of a metal shipping container shall not exceed forty (40) feet (length) by ten (10) feet (width) by ten (10) feet (height).
- f. Containers shall not occupy any required off-street parking areas, fire lanes, easements, or landscape areas.
- g. Containers shall not be stacked above the height of a single container.
- h. Containers shall maintain a minimum distance of ten (10) feet from each other.
- i. No structural modifications may be made to the container.
- j. No electricity or plumbing may be connected to a container.

- k. Metal shipping containers shall be painted a solid color and maintained free of graffiti
- l. No container may be used for advertising or signage.
- m. Containers shall not be used to store hazardous materials, as defined by the Michigan Fire Code.
- n. Containers shall not be used as living quarters.
- o. No livestock or pets shall be kept in a storage container.