



Lyndon Township

of Washtenaw County

Accessory Buildings/Structures Regulations (Barns, Garages, Sheds, Exc...)

Zoning Department
17751 N. Territorial Road, Chelsea,
Michigan 48118
Phone (734) 475-2401
Fax (734) 475-2251
ordinanceatlyndon@gmail.com
www.twp-lyndon.org



ACCESSORY BUILDING

A detached or attached subordinate building or structure located on the same lot as an existing principal building, the use of which is clearly incidental or secondary to that of the principal building including, but not limited to a private garage, carport/cover or implement shed.

SECTION 3.08

ACCESSORY BUILDINGS AND USES

- A. An accessory building that is attached to a dwelling or other main building, including enclosed porches walls, roofs, or garages, shall be deemed a part of the main building and shall be subject to all regulations of the district in which it is located.
- B. An accessory building shall be defined as a nonresidential detached structure measuring 200 square feet or greater.
- C. Except for buildings related to active farming operations, an accessory building or use shall only be permitted on a lot which contains a principal use or main building.
- D. No part of an accessory building shall be used as a primary dwelling for residential purposes.
- E. Detached accessory buildings shall:
 1. Meet all required front yard setbacks for the district in which it is located;
 2. Be set back at least five (5) feet from any Side or rear yard.
 3. Be set back at least ten (10) feet from a main building.
- F. Accessory buildings sizes and heights.
 1. The total area for all accessory buildings shall not exceed the floor areas noted below.
 2. Maximum gross floor areas and heights for buildings accessory to single and two family dwellings:

Lot Size	Maximum Size	Height
Less than 1 acre	1200 square feet	14 feet
1 acre but less than 2 acres	2400square feet	22 feet
2 acres or greater	3,000 square feet	22 feet

3. Maximum floor areas for buildings accessory to other uses:
 - a. Buildings accessory to agricultural operations: no size limitation.
 - b. Manufactured home parks: 200 square feet.
 - c. Any nonresidential accessory building shall not exceed twenty-five percent (25%) of the gross floor area of the main building(s).
- G. Commercial hazardous materials and waste cannot be stored in any main buildings or accessory buildings on residential property.

(All Accessory Structures Require a Zoning Permit See Zoning Permit Checklist for Items Needed)