

## ZONING ORDINANCE PROVISIONS: SHEDS

### Section 5.1 Intent.

The intent of this Article is to provide for those regulations, which generally apply regardless of the particular zoning district and to those special uses, which may be permitted in certain zoning districts.

### Section 5.2 Accessory Buildings and Structures.

#### 5.2.1. Requirements Applicable to Accessory Buildings and Structures within Residential Districts.

1. No accessory building or structure shall be built upon a lot or parcel prior to the establishment of a principal building.
2. A building or structure not attached to a principal building shall be considered an accessory building or structure.
3. The sum total floor area of all accessory buildings and structures shall not exceed fifty (50%) percent of the total floor area of all stories of the principal building. See Section 4.5 for maximum lot coverage allowances.
4. No accessory building or structure shall exceed fifteen (15) feet in height measured from finished grade to the highest point of flat roofs, to the coping line of mansard roofs, and the average height between eaves and the ridge of gable, hip and gambrel roofs. Where the building may be situated on sloping terrain, this height shall be measured from the average level of the finished grade at the building wall.
5. In no instance shall an accessory structure be located within a dedicated easement or right-of-way. The applicant shall be responsible for determination of the location of all applicable rights-of-way or easements.
6. Accessory structures shall be erected only in a rear yard. If the lot is a corner lot, accessory structures shall remain behind all building lines adjacent to streets.
7. No accessory building or structure shall be constructed within ten (10) feet of any other building located on the same lot or parcel.
8. Detached accessory buildings and structures shall be located no closer than five (5) feet to any side or rear lot line. The setback for detached accessory buildings and structures which exceed twenty-five (25%) of the total floor area of the principal building and fifteen (15%) percent of the total lot area shall be increased to ten (10) feet.

5.2.3. Requirements Applicable to Accessory Buildings within All Other Districts: Accessory buildings shall be subject to the same placement and height requirements as principal structures in the District in which located.

Violations of the provisions of this Ordinance or failure to comply with any of its requirements may result in the penalties described in Section 3.10 of the Zoning Ordinance available on our website at: <http://lindenmi.us/images/2016/City-of-Linden-Complete-Ordinance---September-2016.pdf>.

**All Electrical, Plumbing, and Mechanical Permits are handled by the State of Michigan. Before work starts check to see if a permit is required. Contact the Licensing and Regulatory Affairs (LARA) Permit Division at (517) 241-9313**

If you have questions regarding this ordinance please contact City Hall at (810) 735-7980.