

Accessory Building Regulations in Caledonia Township

What's Regulated?

- The erection or modification of an accessory building on any property with a residence.
- The area, lot coverage, and placement on property of the accessory building.
- The standards for accessory buildings only apply toward residential districts (R-1A, R-1B, R-1C, R-1D, and R-M1), agricultural districts (A-1 and A-2), and motels.
- How Do I Know What Zoning District My Property Is In?
 - Go to www.caledoniatwp.com and click on the "Departments" tab, then click on "Planning and Zoning," then select "Caledonia Charter Township Zoning Map (Updated October 31, 2019)" and download a pdf of the zoning map.
 - Go to www.caledoniatwp.com and click on the "Departments" tab, then click on "Assessing," then select "View Online Property Information" and search for your property by owner name or address. On the "General Property Information" screen under "Land Information" is "Zoning Code."
 - Call the Township Zoning Administrator, Doug Piggott at ROWE Professional Services Company 810-869-5110.

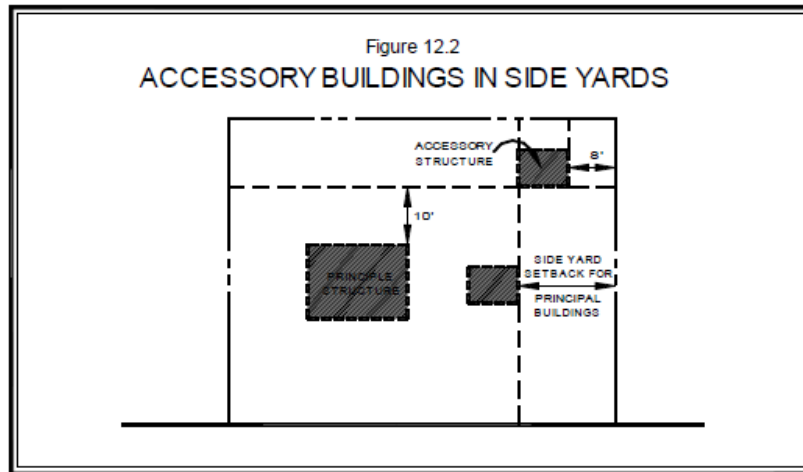
What Do I Need To Do?

- Fill out an application for a zoning permit.
- Where Do I Get an Application for Zoning Permit?
 - Go to www.caledoniatwp.com and click on the "Departments" tab, then click on "Planning and Zoning" and scroll down to "Application Forms," then select "Zoning Permit Application" to download a PDF of the application.
 - The application can be filled out digitally and signed if using a PDF reader like Adobe Acrobat or CutePDF. Alternatively, the application can be printed and physically filled out and signed.
 - Call the Township Zoning Administrator, Doug Piggott at ROWE Professional Services Company 810-869-5110.
 - Call the Township Building Inspector, Gary Palmer at 989-239-0421
- What Information Do I Need to Fill Out A Zoning Permit Application?
 - A drawing of the property showing the location of the accessory building, its area and height, lot setbacks, and of the buildings on the property.
 - The zoning of the property (see above)
 - Your ownership interest (Fee Simple – You own the property or are paying on a mortgage or Land Contract – You are buying the property on a Land Contract, Purchase Agreement – You currently have a purchase agreement to buy the property, Lease – You are leasing or renting the property)
 - The address of the property
 - If you are buying the property on a land contract, have a purchase agreement or are leasing/renting the property, then the owner of the property must sign the application.

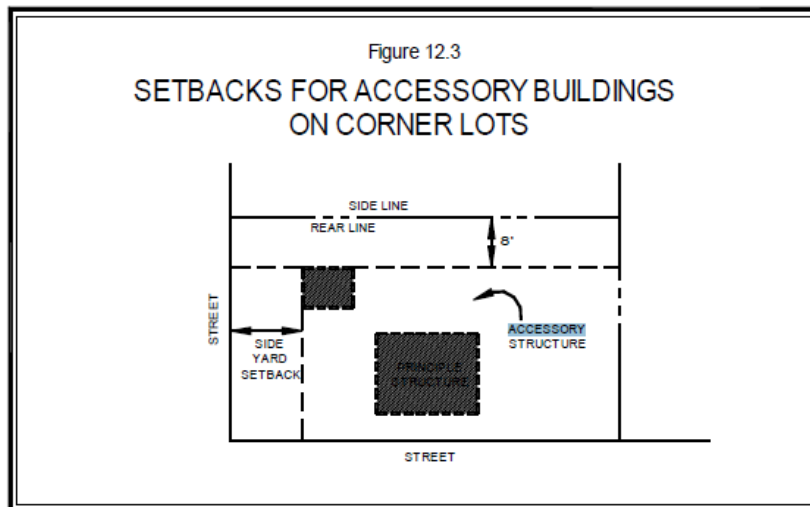
What Are the Rules for Erecting/Replacing an Accessory Building?

- **Accessory Building Location and Dimensional Requirements** – Regardless of district, the maximum height for accessory buildings is 15 feet. In the R-1A, R-1B, R-1C, R-1D, A-1, and A-2 districts, accessory buildings cannot be placed in the front yard, and in the rear yard the accessory building must be at least 8 feet away from the property line. If the accessory build is to be used as a garage, it must adhere to the following footprint restrictions by zoning district:
 - R-1A and R-1B Residential Lots Under 30,000 square feet – 900sqft or less in R-1A and 800sqft or less in R-1B.
 - R-1A and R-1B Residential Lots Over 30,000 square feet – maximum area may increase 1sqft per 100sqft of parcel area, but shall not exceed 2,400sqft total
 - R-1C Residential Lots – 800sqft or less
 - R-M1 and R-1D, Districts and Group Housing Developments – 800sqft or less per family unit

- Commercial vehicles cannot be stored in accessory buildings in residential districts; however, agricultural and home occupations can have one vehicle weighing 1.5 tons or less, and in all other cases one commercial vehicle weighing less than 1 ton.
- Garage space in R-M1, R-1D, and motels cannot be rented out unless it is being rented to the occupant of the principal dwelling.
- Accessory buildings cannot cover more than 30 percent of the area of a rear yard.
- If placed in the side yard, accessory buildings should meet the setbacks for the principal building(s) on the property, but if the accessory building is more than 10 feet behind the principal structure, then it can be 8 feet away from the lot line (see below).



- Accessory buildings on corner lots should be closer to the side street lot line than the side yard setback of the principal building. However, if the rear property line meets the side property line of an adjoining residential lot, then the accessory building should be set back at least 8 feet from the rear property line (see below).



- In applying these requirements, remember two things:
 - On a corner lot, one of the lot lines that borders a street is the front yard and the other is a street side yard
 - The front lot line is always the edge of the road right-of-way, even if the property description goes to the center of the street. In determining where the front lot line is, keep in mind that:
 - Most street right-of-ways are 66' wide and most streets are in the center of the right-of-way, so if you measure 33' from the center of the street that is a good beginning point in determining your front lot line.
 - Almost all improvements are in the right-of-way such as public sidewalks, power poles, etc. so if there are any on your property, they are likely in the right-of-way.