

ZONING

530 Attachment 2

**Charter Township of Huron**

**Detached Accessory Buildings in Residential Districts (§ 530-42A)**

Detached accessory buildings (residential). Except as otherwise permitted in Chapter 530, Zoning, all detached accessory buildings located in a residential district, and less than 600 square feet in area, are subject to the following:

Districts	Location	Ground Floor Area (Up to)	Minimum Yard Setbacks			Maximum Building Height	
			Side (feet)	Rear (feet)	Between Buildings (feet)	Stories	Feet
RR	Rear yard <sup>1</sup>	2% of the lot	20	20 <sup>5</sup>	See note 2	2	30
R-1	Rear yard <sup>1</sup>	3% of the lot	20	20 <sup>5</sup>	See note 2	2	30
R-2	Rear yard <sup>1</sup>	5% of the lot	10 <sup>3</sup>	10 <sup>3</sup>	See note 2	2 <sup>4</sup>	30 <sup>4</sup>
R-3	Rear yard <sup>1</sup>	8% of the lot	10 <sup>3</sup>	10 <sup>3</sup>	See note 2	2 <sup>4</sup>	30 <sup>4</sup>
RM	Rear yard <sup>1</sup>	10% of the lot	20	50	See note 2	1	20
MHP	Rear yard	200 square feet	See note 2	See note 2	See note 2	1	12

**NOTES:**

- <sup>1</sup> If located on a corner lot, the detached accessory building may be located in the non-addressed front yard, providing the front yard setback is comparable to the principal building on the adjacent lot.
- <sup>2</sup> No detached accessory building of greater than 200 square feet shall be located closer than 10 feet from a principal building, nor closer than six feet from any other accessory building, regardless of whether or not the buildings are on the same or adjacent lots.
- <sup>3</sup> The side and rear yard setbacks may be reduced by half if the height of the detached accessory structure is only one story.
- <sup>4</sup> The height shall not exceed that of the existing principal building.
- <sup>5</sup> See the Schedule of Area, Height and Placement Regulations, note j, for farm structures (i.e., detached accessory structures larger than 600 square feet in area).