

Storage Buildings and Accessory Structures

Requirements & Size Limitations

In R-2, R-3, R-4 and LR

- a. One 1,200 sq. ft. accessory structure, not exceeding the total ground floor area of the principle structure (dwelling), with a maximum height of 20 ft. at the peak.
- b. Where there is no dwelling, the maximum size is 1,200 sq. ft., not exceeding a maximum 15% lot coverage.
- c. Small sheds (under 200 sq. ft.) are permitted in all zoning districts with only a Zoning Clearance permit. A maximum of three (3) such buildings shall be allowed on parcels less than 2 acres.

In R-1, AF and AG

- a. One 1,200 sq. ft. accessory structure, not exceeding 24 ft. in height at the peak is allowed on parcels less than 2 acres.
- b. One 1,600 sq. ft. accessory structure, not exceeding 24 ft. in height is allowed on parcels 2 -5 acres.
- c. Two 1,800 sq. ft. accessory structures (Zoning Ordinance Amendment #05-008), not exceeding 24 ft. in height are allowed on parcels greater than 5 acres.
- d. On parcels of 2 to 5 acres, a maximum of four (4) small sheds (under 200 sq. ft.) shall be allowed. On 5 acres or greater in these districts, a maximum of one (1) per acre shall be allowed.

Structures exceeding these sizes will require a Public Hearing for a Special Use Permit before the Mecosta County Planning Commission for approval prior to issuance of permits. This includes additional structures and additions that enlarge the original structure over the allowable size per zoning district.

Planning Commission Review Authority

- a. The Planning Commission, at a Special Use Permit hearing, may approve accessory structures in the R-1, R-2, R-3, R-4 and LR districts to exceed the size of the home, the 15% lot size coverage or maximum 1,200 sq. ft. size requirement.
- b. The Planning Commission, at a Special Use Permit hearing, may approve accessory structures in the AF and AG districts to exceed the maximum sq. ft. or 15% lot coverage requirement by Special Use Permit approval.
- c. Requests for accessory structures to exceed the maximum height requirements, as stated above.
- d. Agricultural buildings used for the purpose of storing agricultural equipment and producing grain, fruit, nursery stock, dairy products, vegetables, livestock, fowl, other crops, and animal husbandry shall comply with the district set back requirements.
- e. Customary accessory structures in Districts R1, R2, R3, R4, LR and MHP shall be limited to one (1). In Districts AG and AF, the maximum shall be two (2). Requests for more than the maximum number allowed will need Special Use Permit approval by the Planning Commission.