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## SUMPTER TOWNSHIP

### TEXT AMENDMENT TO THE TOWNSHIP ORDINANCE

The Sumpter Township Board of Trustees approved the following text amendment to the Township ordinance language changes made to the ordinance Section 5.3, Accessory Buildings, Structures, and Uses.

#### **Section 5.3. Accessory buildings, structures and uses.**

All accessory buildings, except as otherwise permitted in this ordinance, shall be subject to the following regulations:

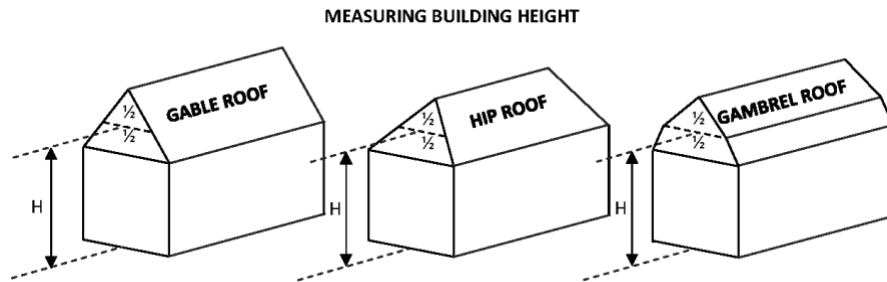
- (a) *Detached accessory buildings (residential use).* Detached accessory buildings which are accessory to single-family residential uses in all residential districts, including the AG, RF, R-1, R-2, RM, and RMH districts, with the exception of farm buildings and structures associated with a legally existing farm operation protected under the Right to Farm Act, shall conform to the following requirements:
- (1) *Relation to principal building.* Accessory buildings, structures, and uses are permitted only in connection with, incidental to, and on the same lot or parcel with a principal building that is occupied by a use permitted in the particular zoning district. In the AG- Agricultural district, an accessory building or structure may be permitted on a separate lot or parcel in conjunction with activity of a permitted use on another lot or parcel under the same ownership.
  - (2) *Permit required and exemptions.* Before a building permit can be issued, a certificate of zoning compliance shall be sought and will be issued if determined by the zoning administrator that all ordinance provisions have been satisfied. The following accessory buildings are exempt from building permit application, however, all other applicable regulations and standards, as set forth in this section, shall be met:
    - A. One shed of up to two hundred (200) square feet in area, no more than fourteen (14) feet tall and located within the rear yard.
    - B. School bus shelters.
    - C. Temporary buildings for the incidental sale of crops or products grown on the premises.
  - (3) *Maximum number.* No more than two (2) detached accessory buildings shall be permitted on any lot or parcel. This standard does not apply to properties located within the agricultural (AG) or rural small farm (RF) district; however, the total combined gross floor area for detached buildings in all districts shall not exceed that permitted in subsection (4) below.
  - (4) *Maximum size.* The maximum allowable size for the total of all detached buildings on an individual site shall be determined according to the following table:

Parcel Size	Maximum Combined Gross Floor Area
0.5 acres or less	1,200 sq. ft.
0.51 acres to 1 acre	1,800 sq. ft.
1.01 acres to 3 acres	2,400 sq. ft.
3.01 acres to 5 acres	3,000 sq. ft.
5.01 acres to 7 acres	3,800 sq. ft.
7.01 acres or larger	6,000 sq. ft.

A. The maximum detached accessory building size for properties located within the RMH, manufactured housing district, shall be two hundred (200) square feet.

(5) *Required setbacks and maximum height.* Except as noted below, detached accessory buildings shall not be constructed closer to the front property line than any portion of the principal building and shall comply with the following setback and height requirements.

Building Size	Maximum Building Height	Minimum Side Setback	Minimum Rear Setback	Minimum Setback Between Buildings
800 sq. ft. or less	14 ft.	10 ft.	10 ft.	10 ft.
801 sq. ft. to 1,200 sq. ft.	18 ft.	10 ft.	10 ft.	10 ft.
1,201 sq. ft. to 1,800 sq. ft.	18 ft.	15 ft.	15 ft.	10 ft.
1,801 sq. ft. to 2,500 sq. ft.	18 ft.	15 ft.	15 ft.	15 ft.
2,501 sq. ft. to 3,300 sq. ft.	25 ft.	20 ft.	20 ft.	15 ft.
3,301 sq. ft. or larger	30 ft.	30 ft.	30 ft.	25 ft.



A. Detached accessory buildings may be permitted closer to the front property line than the principal building where all of the following conditions are met:

- (i) The property is located within the AG or RF district.
- (ii) The property is over three (3) acres in size.
- (iii) The accessory building is located at least seventy-five (75) feet from the front property line.
- (iv) The design and architecture of the accessory building shall be compatible in appearance with adjacent development.

B. If located on a corner lot or parcel, 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 or parcel. If located adjacent to a vacant lot or parcel, the accessory building shall meet the front yard setback of the particular zoning district for the non-addressed front yard.

(6) *Architectural compatibility.* All accessory buildings in all zoning districts shall be architecturally compatible with the principal building (i.e., building materials, roof pitch, height, etc.). A determination

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of architectural compatibility can be referred to the planning commission at the sole discretion of the zoning administrator.

- (7) *Planning Commission Review.* The Zoning Administrator reserves the right to send any administratively reviewed accessory building(s) to the Planning Commission for final determination.
- (8) *Habitable Space.* Habitable Space is allowed when attached to a principal dwelling unit. The intent of these regulations is to:
- A. Provide older homeowners with a means to stay more comfortably in homes and neighborhoods they might otherwise be forced to leave.
  - B. Develop single-family neighborhoods that are appropriate for households at a variety of stages in their life cycle.
  - C. Provide housing units for persons with disabilities; and
  - D. Protect stability, property values, and the residential character of a neighborhood.
  - E. Habitable space areas shall be a permitted accessory use in the in the AG, RF, R-1, and R-2 Districts, subject to the following conditions:
    - (i) The unit shall be a separate housekeeping unit and shall not exceed 50% of the floor area of the principal residence.
    - (ii) The subject parcel shall be at least one (1) acre in size.
    - (iii) Only one habitable space area shall be permitted on each lot or parcel and be attached to the principal residence.
    - (iv) The owners of the principal residence shall continue to occupy the principal residence.
    - (v) The habitable space area shall not be occupied by more than four persons who meet the definition of family or functional family of the property owner as defined in section 2.2.
    - (vi) All setback and lot coverage requirements of the applicable district shall be met.(vii) Mobile homes, shipping containers, trailers on wheels, any form of rental unit, and similar type structures shall not be considered as a habitable space area.
    - (viii) Under no circumstances shall the space be rented.
    - (ix) Under no circumstances shall a detached accessory structure be expanded with a habitable space area.
- (9) *Farm animals/by-products.* Structures housing farm animals or animal-by-products shall comply with the setback standards of section 6.40, unless exempted by the Michigan Right to Farm Act.
- (b) *Detached accessory buildings (Commercial and Industrial Districts).* Detached accessory buildings which are accessory to uses in all commercial and industrial districts, shall conform to the following requirements:
- (1) *Township review.* All buildings will be subject to review by the Zoning Administrator.
  - (2) *Building location.* All buildings shall be located in the rear and side yard only.
  - (3) *Bulk requirements.* All buildings are subject to the same placement and height requirements applicable to section 4.18, Schedule of area, height, and placement regulations.
  - (4) *Distance between buildings.* The minimum distance between all detached accessory structures and principal buildings shall be ten (10) feet.

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- (5) *Permit required.* Before a building permit can be issued, a certificate of zoning compliance shall be sought and will be issued if determined by the Zoning Administrator that all ordinance provisions have been satisfied.

Published May 7th, 2026

Don LaPorte

Township Clerk

Sumpter Township