

CITY OF AUBURN

An ordinance to amend the City of Auburn Zoning Ordinance Chapter 154 regarding section 154.005-154.031.

The City of Auburn, Bay County, Michigan, Hereby Ordains the following amended ordinance shall read as follows:

Accessory Structure Text Amendment

Article | General | Provisions

Section 154.005 Definitions

ACCESSORY BUILDING or ACCESSORY STRUCTURE. Any unattached subordinate building or structure, such as a private garage, which is incidental to that of the main building, located on the same lot with the main building.

ACCESSORY USE. Any use customarily incidental and subordinate to the main use of the premises. These may include, but are not limited to, private garages, permanent storage sheds, playhouses, decks, porches and carports.

Section 154.008 Structure Regulations

(B) Accessory buildings or structures in R-1, R-2 and R-3.

- (1) No accessory building or structure may be built upon any lot on which there is no principal building.
- (2) Accessory structures and buildings may not be inhabited for residential use.
- (3) No accessory building (except for school bus shelters) shall be placed in any required front or side yard nor closer than ten (10) feet to any other building.
- (4) Size of accessory structures: There may be a total of two detached accessory buildings on a residential lot. The combined total square footage of accessory buildings or structures on the lot, may not exceed two hundred and forty (240) square feet.
- (5) Structures must meet all required yard lot coverage, and other dimensional requirements for the zoning district in which it is located (see Section 154.031).
- (6) Accessory structures on a residential lot may not exceed 12' in height, except that the height of the accessory building may be increased by one foot for each three feet the building exceeds the minimum required side and rear setback requirements.
- (7) If setback and lot coverage requirements cannot be met, the total square footage of the accessory structure must be reduced or a variance obtained from the Zoning Board of Appeals.
- (8) Attached Accessory Buildings. Unless otherwise specified by this ordinance,

accessory uses or buildings that are attached to the principal building (such as an attached garage) shall be considered a part of the principal building.

(C) Accessory buildings or accessory structures in Business, Mixed-Use, and Industrial Districts.

- (1) No accessory building or structure may be built upon any lot on which there is no principal building.
- (2) No accessory building shall be placed in any required front yard nor closer than ten feet to any other building. An accessory building or structure located in a rear yard shall conform with required setbacks.
- (3) As long as accessory buildings meet all yard setback requirements, there are no maximum building size restrictions on an accessory building in the Industrial or Business Districts.
- (4) The total area of accessory buildings or uses shall not exceed the total area of the principal use in the Mixed-Use district.
- (5) Accessory buildings must be buffered from adjacent residentially zoned property, consistent with section 154.009.A.
- (6) Attached Accessory Buildings. Unless otherwise specified by this ordinance, accessory uses or buildings that are attached to the principal building shall be considered a part of the principal building.

Article II District Regulations

154.031 Dimensions Table

District	R-1	R-3	B	D-MU	I
Accessory Buildings & Structures	See Sec. 154.008 Structure Regulations	See Sec. 154.008 Structure Regulations	See Sec. 154.008 Structure Regulations	See Sec. 154.008 Structure Regulations	See Sec. 154.008 Structure Regulations

The above Ordinance was adopted at a regular meeting of the City of Auburn City Commission on the 15th day of August, 2022 and shall be published in the Pinconning Journal on or before the 30th day of August, 2022.

Roll Call Vote:

Yeas: Commissioners Rahl, Dzurka, Webb, Gwizdala, Charbonneau, Mayor Kilbourn

Nays: None

Absent: Warner

ORDINANCE DECLARED ADOPTED.”