

RILEY TOWNSHIP - ST. CLAIR COUNTY

ARTICLE IX  
GENERAL PROVISIONS

SECTION 905. ACCESSORY BUILDINGS:

Accessory buildings, except as otherwise permitted in this Ordinance, shall be subject to the following regulations:

- A. Where the accessory building is structurally attached to a main building, it shall be subject to, and must conform to, all regulations of this Ordinance applicable to the main building.
- B. A detached accessory building shall be located only in a rear or side yard and a detached accessory building is allowed in a non-required front yard for property that has frontage on the Belle River, but in both circumstances all setback requirements of this Ordinance shall be adhered to. See exception C. (P.H. 5-15-06; Adopted 8-14-06; Eff. 8-30-06)
- C. Exception: When a residence is setback more than five hundred (500') feet from the center of the road, one (1) accessory building will be allowed in front of the residence subject to the following:
  - 1. Must be setback a minimum of three hundred (300') feet from the center of the road.
  - 2. Accessory building cannot exceed twelve hundred (1200) square feet in size and fifteen (15') feet in height.
  - 3. All other setback requirements of this Ordinance shall be adhered to. (P.H. 5-15-06; Adopted 8-14-06; Eff. 8-30-06)
- D. An accessory building shall not occupy more than twenty-five (25%) percent of a required rear yard, plus forty (40%) percent of any non-required rear yard.
- E. No detached accessory building shall be located closer than ten (10') feet to any main building. (Published 3-19-97)
- F. No detached accessory building in a recorded residential plat shall exceed one (1) story or fourteen (14') feet in height.
- G. When an accessory building is located on a corner lot, the side lot line of which is substantially a continuation of the front lot line of the lot to its rear, said building shall not project beyond the front yard setback required on the lot in the rear of such corner lot. (1/5/98)
- H. The parking of a mobile home, for periods exceeding twenty-four (24) hours on lands not approved for mobile home parks shall be expressly prohibited. The parking of travel trailer or motor home is allowed in a rear yard on private property. All travel

RILEY TOWNSHIP - ST. CLAIR COUNTY

ARTICLE IX  
GENERAL PROVISIONS

trailers and motor homes owned by residents of the Township and stored on their individual lots shall respect the requirements of this section applicable to accessory buildings insofar as distances from principal structures, lot lines and easements are concerned. All travel trailers and motor homes parked or stored shall not be connected to sanitary facilities and shall not be occupied.

- I. No Accessory building may be constructed prior to construction of a residence. No building permit(s) will be issued for additional accessory buildings or expansion to existing building until a Certificate of Occupancy is issued for the residence. This does not apply to agricultural buildings. (Amended 3-03; Adopted 7-1-03; Published 7-16-03) Amended 6-1-2021, Published 6-9-2021)
- J. Shipping Containers will be considered an accessory building. (Amended 12-7-2021 / published 12-22-2021)