

## **CHAPTER 17.06 ACCESSORY BUILDINGS AND STRUCTURES**

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

### **17.06.010 GENERAL**

Accessory uses and buildings are permitted only in connection with, incidental to and on the same parcel with a principal use or building that is permitted in the particular zoning district. Such buildings or structures shall therefore not be permitted as the only building or structure on a parcel of land. All accessory uses and buildings shall comply with the use regulations applicable to the zoning district in which they are located.

### **17.06.020 ATTACHED TO MAIN BUILDING**

Where the accessory building is structurally attached to a main building it shall be subject to and shall conform to all regulations of this title applicable to main or principal buildings.

### **17.06.030 LOCATION**

No accessory structure or use shall be erected in any yard, except a rear yard.

### **17.06.040 SETBACKS**

No detached accessory building or use shall be located closer than 10 feet to any main building or other accessory building or structure. No accessory structure or use (except swimming pools and kennels which have their own setback requirements) shall be located closer than 3 feet from any side lot line or 5 feet from any rear lot line. In no instance shall an accessory building or structure be located within a dedicated easement or right-of-way.

### **17.06.050 HEIGHT**

No accessory building in any zoning district shall exceed one story or 14 feet in height. Pole or mast type antennas shall adhere to Section 17.06.090.

### **17.06.060 LOT COVERAGE**

- A.** All accessory buildings and swimming pools in total shall not occupy more than 30 percent of any rear yard. The total ground floor area of all accessory buildings shall not exceed 625 square feet or half the ground floor area of the principal building, whichever is greater.

- B. In single-family residential districts, no more than one accessory building or garage may be erected, except that a second accessory building not to exceed 80 square feet of ground floor area may be erected provided it meets all other requirements of this title for height, setbacks and shall be properly anchored.

### **17.06.070 CORNER LOTS**

Accessory structures or buildings on corner lots shall adhere to the same side yard setback as required of principal structures. See *Area, Height, Bulk, and Placement Requirements* for applicable zoning district.

### **17.06.080 KENNELS**

Private kennels to house only the animals owned by the occupant of a dwelling unit shall be permitted subject to the following:

- A. No more than 3 dogs, 3 cats, or a combination of 3 dogs and cats, over the age of 6 months shall be housed on the premises.
- B. Buildings in which animals are kept, animal runs, and exercise areas shall not be located in any required front, side, or rear yard setback area, and shall be located at least 30 feet from any dwellings on adjacent property.

### **17.06.090 ANTENNAE STRUCTURES**

#### **A. GROUND MOUNTED ANTENNAE**

1. One satellite dish antenna up to 10 feet in diameter shall be permitted per lot of record. The maximum height shall be 20 feet measured from grade.
2. The surface of the antenna shall be painted or treated so as not to reflect glare from sunlight.
3. No signage shall be placed on the antenna structure.
4. A building permit shall be required.

#### **B. ROOF MOUNTED ANTENNAE**

1. One satellite dish antenna up to 10 feet in diameter shall be permitted per lot of record. The maximum height shall be 35 feet measured from grade.
2. The surface of the antenna shall be painted or treated so as not to reflect glare from sunlight.
3. A building permit shall be required.

#### **C. EXCEPTIONS**

A satellite dish up to 24 inches in diameter or a conventional VHF/UHF antenna not more than 11.25 feet wide and 10 feet tall that are placed on the house at the rear portion of the building shall not require a permit. The antennae or dishes shall adhere to the maximum height for the district in which the building is located.

## **17.06.100 MECHANICAL APPURTENANCES**

### **A. FREESTANDING**

Freestanding industrial and commercial mechanical appurtenances, such as blowers, ventilating fans and air conditioning units, are permitted in a rear yard, provided that they are located no closer than 20 feet to surrounding properties. All ground mounted mechanical equipment shall be screened with plant materials or a wall.

### **B. ROOF TOP**

Where rooftop appurtenances are within 15 feet of the rooftop edge, or extend more than 5 feet above the roof grade, the Planning Commission may require screening in the form of a parapet wall, siding, or decorative fencing compatible with the design and materials of the building. In determining the need for screening, the Commission shall consider the aesthetic quality of the appurtenances and the degree to which such appurtenances are within public view

## **17.06.110 SWIMMING POOLS**

See Title 15, *Building and Construction*, Chapter 15.48 *Swimming Pools* of the *Hazel Park Municipal Code*, for requirements.

## **17.06.120 PONDS**

Ponds shall be permitted in any residential district, subject to the setback and location requirements pertaining to accessory buildings and structures. In addition, the following regulations shall apply:

- A.** A pond shall hold less than 24 inches of water. If a pond holds more than 24 inches of water, the pond shall be considered a swimming pool and shall be subject to the requirements of Title 15, *Building and Construction*, Chapter 15.48 *Swimming Pools* of the Hazel Park Municipal Code.
- B.** A pond shall be provided with a system to move water to prevent stagnant water from forming.
- C.** An electrical permit is required for outlets for water system devices.

## **17.06.130 EXCEPTIONS**

Accessory buildings of 36 square feet or less shall not require a zoning certificate, but shall comply with all other standards within this title for accessory buildings.