

Charter Township of Brandon Planning & Building Department

395 Mill Street P.O. Box 929 Ortonville, MI. 48462 PH. 248-627-4916

SQUARE FOOTAGE FORMULA FOR ALL ACCESSORY BUILDINGS SUCH AS POLE BARNs, GARAGES AND SHEDS

RE Rural Estate Zone District

The total area of all attached accessory buildings in the RE district shall not exceed the total square footage of the living area of the principle building or a maximum of 1,200 square feet.

The total area of all detached accessory buildings in the RE district shall not exceed the total square footage of the living area of the principle building less the existing attached accessory building (garage) or 1,200 square feet, whichever is greater. The square footage of finished or unfinished basements shall not be considered when determining accessory building area. The area of detached accessory buildings may be increased by 400 square foot for each acre over 2.5 acres where additional acreage is part of a single lot or parcel.

Additional Requirements:

1. Any structure or part thereof under roof is calculated as square feet.
(Ex: lean-to or qualifying second floor area for storage)
2. A detached accessory building cannot be located in front yard.
3. Allowed two detached accessory buildings on any single lot.
4. Minimum 25 foot separation from any main building.
5. 25 foot minimum setback to side and rear property lines.
(Homeowners are responsible for identifying property lines.)
6. Structures housing Class II animals shall be located no nearer than 200 feet to any dwelling which exists on an adjacent lot, not less than 100 feet from any dwelling and no closer than 100 feet to any adjacent lot line. Fenced areas shall be located no closer than 50 feet from any dwelling which exists on an adjacent lot.
7. Maximum height for all buildings and structures is 25 feet. Height is the vertical distance from average grade on the front of the building to the highest point of the roof for all structures.
8. No Building Permit required for accessory buildings less than 200 square feet. A zoning permit (location) is required.

If you have any questions concerning how this applies to your construction project, please call the Planning and Building Department at (248) 627-4916.

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R-1A and R-1B

The total area of any combination of attached and detached accessory building shall not exceed 1,000 square feet.

Detached accessory buildings shall cover no more than ten percent (10%) of the total area of the rear, even if the area referenced above has to be less than 1,000 square feet.

Additional Requirements:

1. Any structure or part thereof under roof is calculated as square feet.
(Ex: lean-to or qualifying second floor area for storage)
2. Accessory buildings cannot be located in front yard.
3. Allowed one detached accessory building on any single lot.
4. Minimum 10 foot separation from any other building.
5. Five foot minimum setback to side and rear property lines.
(Homeowners are responsible for identifying property lines.)
6. Maximum height for all buildings and structures is 18 feet. Height is the vertical distance from average grade on the front of the building to the highest point of the roof for all structures.
7. No Building Permit required for accessory buildings less than 200 square feet. A zoning permit (location) is required.

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