

Basic Residential Accessory Structure Regulations

- Each single family residential parcel of land is permitted one garage OR detached carport and one storage structure.
- The allowable floor area for garages, carports and storage structure is determined by the square footage of the parcel of land on which it is to be located:

Lot Size (square foot)	Maximum Square Footage of Accessory Garages	Maximum Square Footage of All Accessory Buildings
Less than 5,000	600	800
5,001—8,450	800	1,000
8,451—10,890	800	1,100
10,891--21,780	800	1,200
21,781--43,560	1,000	1,300
43,560+	1,200	1,400

- No accessory structure may exceed the ground floor area of the principal building (house), regardless of the sizes permitted by the above table.
- Detached accessory structures may be located in a side or rear yard and must be setback at least 3 feet from all side and rear property lines. Corner lots, by Zoning Ordinance definition have 2 front yards as all yards that abut a street right-of-way line are considered front yards. No accessory structures are permitted within a front yard.
- Detached accessory structures may not exceed a height of 14 feet measured to the eave line and 21 feet measured to the peak of the roof.
- Attached accessory structures must conform to the same setback and height limitations as the principal structure: Front Yard Setback: 25 feet, Rear Yard Setback: 35 feet, Side Yard Setbacks: not less than 5 feet on one side and a total of 15 for both sides combined, Height limitation: 25 feet.

The information contained in this document is intended to provide a basic overview of the Grand Ledge Ordinance regulating accessory structures. The complete Ordinance regulating accessory structures (Section 220-64 of the Zoning Ordinance) may be viewed on the City’s website at:

<http://www.cityofgrandledge.com/Government/DepartmentsDivisions/PlanningandZoning.aspx>

If you have any questions about the requirements for accessory structures, please contact the Susan Stachowiak, City Zoning Administrator at 517-622-7928 or by email at [sstachowiak@cityofgrandledge.com](mailto:ssachowiak@cityofgrandledge.com)