

ARTICLE XIX, Section 1903 - Accessory Building Table

| Applicable Zoning District Code | Parcel/Lot Total Size (Area) | Allowed Cumulative and Maximum Square Footage of Accessory Buildings | Maximum Accessory Building Height | Minimum Setback From Any Building | Minimum Set-back From Side and Rear Property Lines* | Maximum Number of Accessory Buildings Allowed | Condition |
|---------------------------------------|--|--|-----------------------------------|-----------------------------------|---|---|---|
| R-1 Through R-3, AG, RT, RM, and RME. | Less Than 10,890 Square Feet (.25 Acre) | 400 Square Feet ^{^^} | 12 Feet | 10 Feet | 5 Feet * | 2 | Minimum placement of 5 feet from property line and 10 feet from main building.* |
| R-1 Through R-3, AG, RT, RM, and RME. | More Than 10,890 Square Feet (.25 Acre) But Less Than 21,780 Square Feet (.5 Acre) | 800 Square Feet ^{^^} | 14 Feet | 10 Feet | 5 Feet * | 2 | Minimum placement of 5 feet from property line and 10 feet from main building.* |
| R-1 Through R-3, AG, RT, RM, and RME. | More Than 21,780 Square Feet (.5 Acre) | 2,500 Square Feet ^{^^} | 14 Feet | 10 Feet | 5 Feet * | 2 | Minimum placement of 5 feet from the property line and 10 feet from main building.* |
| R-1 Through R-3, AG, RT, RM, and RME. | More Than 65,340 Square Feet (1.5 Acre) | 3,000 Square Feet ^{^^} | 16 Feet | 15 Feet | 10 Feet * | 3 | Minimum placement of 10 feet from the property line and 15 feet from main building.* |
| R-1 Through R-3, AG, RT, RM, and RME. | More Than 87,120 Square Feet (2.0 Acres) | 3,500 Square Feet ^{^^} | 18 Feet | 20 Feet | 15 Feet * | 3 | Minimum placement of 15 feet from the property line and 20 feet from main building.* |
| R-1 Through R-3, AG, RT, RM, and RME. | More Than 87,120 Square Feet (2.0 Acres) | 4,000 Square Feet ^{^^} | 20 Feet | 20 Feet | 20 Feet * | 3 | Minimum placement of 20 feet from the property line and 20 feet from main building.* |
| R-1 Through R-3, AG, RT, RM, and RME. | More Than 130,680 Square Feet (3 Acres) | 4,500 Square Feet ^{^^} | 20 Feet | 25 Feet | 25 Feet * | 3 | Accessory buildings having a maximum height of 14' shall have the minimum placement of 5 feet from the property line and 10 feet from the main building. Accessory buildings over 14' in height shall have the minimum placement of 25' from the property line and 25' from the main building.* |
| R-1 Through R-3, AG, RT, RM, and RME. | More Than 217,800 Square Feet (5 Acres) | unlimited ^{^^} | 20 Feet | 25 Feet | 35 Feet * | unlimited | Accessory buildings having a maximum height of 14' shall have the minimum placement of 5 feet from the property line and 10 feet from the main building. Accessory buildings over 14' in height shall have the minimum placement of 35' from the property line and 50' from the main building.* |
| | | ^{^^} (All accessory buildings shall not exceed the 25% required rear yard and the total of all structures shall not exceed 30% of the total lot/parcel area.) | | | * Set-back measured from nearest point of building, to the property line, inclusive of roof overhang. | | * Accessory buildings shall be located out of all easements (drainage, power, or other pertinent easements) while following any and all subdivision or deed restrictions. No accessory building in any zoning district can be placed on a vacant lot or parcel. |



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Building Height Definitions

The vertical distance measured from the established grade to the highest point of the roof surface for flat roofs; to the deck line of mansard roofs; and to the average height between eaves and ridge for gable, hip, and gambrel roofs.

Formula for Determining Building Height

$$\left(\frac{\text{BUILDING WIDTH}}{2}\right) \times \left(\frac{\text{ROOF PITCH}}{\text{OF BUILDING ROOF}}\right) \times \frac{1}{2} + (\text{one wall height}) = \text{building height}$$

Formula for Determining Building Height

1. Need wall height. (For example eight feet [8'] high wall).
2. Need width of structure/building, and then divide by ½ (one-half). (For example, a twenty-four feet [24'] wide width, divided by ½ (one-half), equals twelve feet [12']).
3. Need slope pitch measurements. (For example a 4/12' slope pitch).
4. Multiply slope pitch measurements by ½ of width (#2 above) and then take ½ of. (For example slope pitch of 4/12', times ½ of above width (12'), and take ½ of total [4/12' pitch, times 12' width, times ½ equals two feet (2')].
5. Add (#4 above) to wall height to get building height. (For example above # 4 equaled two feet (2') plus wall height of eight feet (8') equals a building height of ten feet (10').

SHEDS/GARAGES

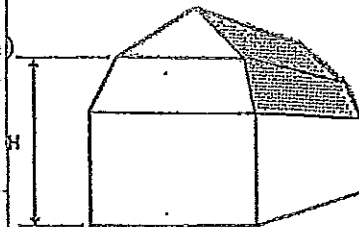
200'-600' 24" RATWALL (18" below grade)

6" wide with 6" x 6" WWF
 (WELDED WIRE FABRIC)

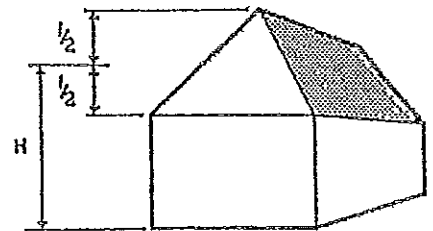
600'+ 12" TRENCH, FOOTERS 42"
 DEEP, 2 ROWS 1/2" REBAR

POLE BARN

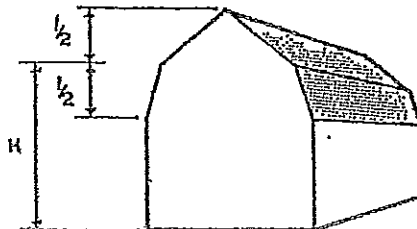
RAT WALL 18" DEEP X 6" ON ALL SLABS
 IS SUGGESTED. NARROW AS YOU CAN MAKE
 IT AND AS DEEP AS YOU CAN MAKE IT.



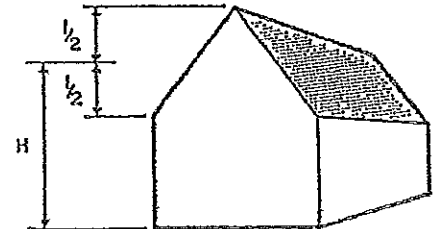
MANSARD ROOF



HIP ROOF



GAMBREL ROOF



GABLE ROOF

(Building Height Definitions doo)