

Almena Township

Summary of Accessory Building Regulations

March 17, 2021

1. An accessory building cannot be placed on a lot or parcel without a principal building (Section 2.02).
2. Maximum building (rooftop) coverage on a lot or parcel (Section 11.01):
 - a. 20%- AG Zoning District
 - b. 30%- AGMD, AGLD Zoning Districts
 - c. 40%- WR Zoning District
 - d. 50%- C Zoning Districts
 - e. 80%- AS Zoning District
3. Setbacks are the same as those applicable to principal buildings (Section 11.01 and Section 17.12 B):
 - a. Front- 50 feet from right-of-way or 83' from centerline of road (same)
 - b. Side- 20 feet
 - c. Rear- 25 feet
 - d. Separation from other buildings- 10 feet
4. Maximum total combined square footage of accessory buildings (Section 17.12 C):
 - a. Lots less than two acres: total area of accessory buildings cannot exceed the ground floor square footage of the principal dwelling
 - b. Lots two acres or more: no square footage limitations, but other requirements must be met
5. Maximum height is 35 feet (Section 11.01 and Section 17.12 F):
6. An accessory building can be placed in any location on a property, as long as all other requirements are satisfied.
7. In platted subdivisions or site condominium developments, covenants and restrictions or the master deed may place further private restrictions on accessory buildings. It is the responsibility of the applicant to confirm private restrictions.
8. Agricultural accessory buildings are exempt from these requirements, aside from building setbacks. The applicant shall demonstrate that the sole use of the building is intended for commercial agricultural production.