

§ 152.269 ACCESSORY DWELLING UNITS (ADU).

(A) *Intent.* It is the intent of the Village of Pinckney to address the need to provide and preserve affordable and secure housing for all the population, while preserving the appearance and character of the village's residential areas by permitting, as an accessory use, the creation of a separate self-contained dwelling unit within, incidental and subordinate to, an existing single-family residence. The creation of such accessory dwelling units will promote the general welfare of the village, without increasing the number of residential buildings.

(B) *General requirements.* No ADU shall be established prior to the issuance of a land use permit for the ADU. The Zoning Administrator shall be the approving body for all ADUs. The following regulations shall apply to all accessory dwelling units whether on conforming or non-conforming lots:

(1) An ADU shall be established only on a lot on which a principal dwelling exists. The splitting of a lot that results in an ADU on a different lot than the principal dwelling to which it is accessory is prohibited.

(2) The accessory dwelling unit shall be a maximum of 40% of the gross floor area of the principal structure, not to exceed 600 square feet.

(3) An ADU shall be established only on a lot owned by the occupant of the principal dwelling; though upon construction of the ADU, the lot owner shall reside in the principal dwelling or the ADU.

(4) The accessory dwelling unit shall have a maximum of two bedrooms.

(5) The occupancy of the accessory dwelling unit shall be no more than four persons.

(6) Access to an attached accessory dwelling unit shall be limited to a common entrance foyer or exterior entrance to be located on the side or rear of the building.

(7) The principal residence and the accessory dwelling unit shall share the same vehicular access to the property.

(8) The number of off-street parking spaces for the accessory dwelling unit shall be not less than one and shall not block the required parking for the main residence.

(9) All zoning district bulk and setback requirements shall apply to the site (see § 152.044).

(10) In the case of an ADU that is not attached to the principal dwelling, the ADU shall be located in the rear yard only.

(11) An ADU shall not be comprised of a mobile home or any device designed for regular or periodic movement including vehicles and cargo containers.

(12) No lot shall have more than one ADU on such lot and the lot shall maintain one mailing address that shall service the ADU and principal dwelling.

(13) An ADU, and modifications to the principal dwelling to accommodate an ADU, shall be of similar or better workmanship as the principal dwelling, shall not detract from the appearance of the lot as a place of one residence and shall be aesthetically compatible in appearance with other single-family dwellings in the immediate area based on architectural design and exterior materials.

(14) A deed restriction that runs with the land shall be filed with the Register of Deeds prior to occupancy, and it shall incorporate the following restrictions:

(a) The ADU may not be sold separately from the single-family dwelling;

(b) The owner occupancy requirement shall be maintained; and

(c) The deed restriction will be in effect until the ADU is removed.

(Ord. 161, passed 8-8-2022)

§ 152.270 STORAGE CONTAINERS AS STORAGE BUILDINGS.

(A) It is the intent of this section to limit the placement and use of any shipping containers that are or have been used for shipping on a railroad, ship/boat, or road truck ("storage containers") as an accessory building or storage building in order to protect the public health and safety and the aesthetic quality of the Village of Pinckney.

(B) Storage containers may be utilized as a detached accessory structure incidental to a principal structure subject to the following standards:

(1) Storage containers are allowed only in the R-1 and RTO zoning districts on parcels greater than five acres.

(2) Only one storage container shall be permitted per parcel.

(3) Storage containers shall be located within the rear yard and shall be set back at least ten feet from the side and rear property lines and at least ten feet from the principal structure.

(4) A storage container as an accessory structure shall not exceed 200 square feet in area and eight and one-half feet in height.

(5) The exterior appearance of all storage containers shall be maintained and absent of all rust, holes, and other evidence of damage.

(6) Storage containers shall not be utilized for or contain habitable space.

(7) A storage container may not be used for the storage of toxic or hazardous materials.

(8) Requests for a temporary use of a storage container or containers will be reviewed by the Zoning Administrator to determine that adequate space exists and that placement does not impact vehicular traffic. Storage containers, at the option of the Zoning Administrator, may require temporary screening and containment.

(9) The allowable number of temporary storage containers may be limited by the Zoning Administrator based on demonstrated need, aesthetic impact on the property, and Fire Department access.

(10) A temporary storage container may be placed on a paved or gravel off-street surface in the front yard. In all cases, temporary storage containers shall be set back at least 20 feet front the front property line and ten feet from the side and rear property line.

(11) The use of a temporary storage container is permitted for not more than 60 continuous or separate days. A one-time extension may be permitted by the Zoning Administrator beyond the initial 60 days upon good cause shown if such request is made to the Zoning Administrator prior to the expiration of the initial period.

(12) A temporary storage container may be placed on a property with an active building permit and must be removed no later than 12 days after the issuance of a certificate of occupancy or the completion of construction.

(Ord. 163, passed 9-26-2022)