

## CHARTER TOWNSHIP OF FLUSHING

### ORDINANCE NO. \_\_\_\_

An ordinance to repeal and replace the below section of Chapter 19 and 36 of the Code of Ordinances.

#### THE CHARTER TOWNSHIP OF FLUSHING ORDAINS:

#### **Section 1. Repeal and Replace of the below Sections of Chapter 36 the Code of Ordinances as follows:**

##### **Sec. 36-200. Definitions.**

*Accessory Structure* means a supplemental building, structure, or other construction (which may be part of the principal building, structure, or residence), located on the same lot, which is intended to remain in a fixed location with permanent attachment to the ground on the lot and which is designed or devoted to an accessory use. An accessory structure includes all components of the structure placed underground or suspended in the air.

*Accessory Structure, Temporary* is a structure that is similar to an accessory structure but does not require permanent attachment to the ground.

*Shipping container* is a standardized, reusable container used to transport or store items or cargo.

##### **Sec. 36-400. Accessory Structures**

(A) Attached Accessory Structures. An accessory structure attached to the principal building on a lot shall be made structurally a part thereof, and shall comply with the yard requirement of this Ordinance applicable to principal buildings. The footings, foundation, and all aspects of the accessory structure shall be to the same construction code requirements applicable to the principle structure.

(B) Detached accessory Structures.

1. Detached accessory structures are only permitted on parcels with a primary structure.
2. A detached accessory structure shall not be closer than five (5) feet from the rear lot line and ten (10) feet from the side lot lines, except as otherwise provided in this Ordinance.
3. A detached accessory structure may be located in the side or rear yards only, and, unless a greater distance is required by other applicable law, code, easement or regulation, shall not be closer than ten (10) feet to the principle structure, or any other structure location on the property.
4. The total allowable square footage of the primary structure and detached accessory structures on a parcel shall be twenty-five (25%) percent of the square footage of parcel.

(C) Temporary accessory structures:

1. Not more than one temporary accessory structure, not exceeding two hundred (200) square feet in area and ten (10) feet in height, may be placed in the rear or side yard of a residential lot, on which there is located a principal dwelling, with a zoning permit.
2. Placement of the temporary accessory structure shall not be closer than five (5) feet from the rear lot line and ten (10) feet from the side lot lines, except as otherwise provided in this ordinance.
3. Such temporary accessory structure may be moved on the lot, so long as the required setbacks are maintained and may be removed from the lot and brought back without further permit.
4. Placement of a temporary accessory structure which exceeds two hundred (200) square feet in area or ten (10) feet in height, shall require a permit to be issued by the local building official.
5. Hoop/skeleton like structures with plastic, vinyl or fabric covers are prohibited. If an existing hoop/skeleton like structure or cover becomes damaged reference Sec. 36-312 Destruction of Structure for replacement regulations.

(D) Semi-trailers, railcars, school buses, and shipping containers are not considered accessory structures and are prohibited from being used as such, unless they are in conjunction with an active building permit.

(E) Communications towers as defined in Sec. 36-1805(A)8 are subject to the specific requirements of Sec. 36-1805 and Sec. 36-1804(NN) of this ordinance.

(F) Play structures shall not be subject to the requirements of this section and shall not be considered an accessory structure.

(G) A satellite dish is an accessory structure for the purposes of the setback provisions of this Ordinance.

(Ord No. #####, Adopted ##-##-2025)

## **Section 2. Effective Date.**

This Ordinance shall become effective ten (10) days after publication.

At a regular meeting of the Township Board of the Charter Township of Flushing held on \_\_\_\_\_, 2025, adoption of the foregoing ordinance was moved by \_\_\_\_\_ and supported by \_\_\_\_\_.

Voting for:

Voting against:

The Supervisor declared the ordinance adopted.

\_\_\_\_\_  
Wendy D. Meinburg

\_\_\_\_\_  
Frederick R. Thorsby

Township Clerk

Township Supervisor

### **CERTIFICATION**

The foregoing is a true copy of Ordinance No. \_\_\_\_\_ which was enacted by the Charter Township of Flushing Township Board at a regular meeting held on \_\_\_\_\_, 2025.

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Wendy D. Meinburg  
Township Clerk

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