

VILLAGE OF BELLEVUE

EATON COUNTY, MICHIGAN

ORDINANCE NO. 2012-001

PREAMBLE

AN ORDINANCE OF THE VILLAGE OF BELLEVUE, MICHIGAN, PROVIDING THAT ORDINANCE #2007-001, THE ZONING ORDINANCE OF THE VILLAGE OF BELLEVUE, MICHIGAN, BE AMENDED BY AMENDING SECTION 23.04 (“ACCESSORY USES, BUILDINGS, AND STRUCTURES”) OF ARTICLE 23 (“GENERAL PROVISIONS”) BY AMENDING SECTION 23.04 C (PLACEMENT) AND ADDING SECTION 23.04 F (FRONT YARD SETBACK); TO REPEAL ORDINANCES AND PORTIONS OF ORDINANCES INCONSISTENT WITH THIS ORDINANCE; AND TO PROVIDE AN EFFECTIVE DATE HEREOF.

The Village of Bellevue, Eaton County, Michigan, hereby ordains:

1. Article 23 (“General Provisions”) is hereby amended by amending Section 23.04 (“Accessory Uses, Buildings, and Structures”) as follows:

SECTION 23.04 – ACCESSORY USES, BUILDINGS, AND STRUCTURES

Accessory buildings, structures and uses, except as otherwise permitted in this Ordinance, shall be subject to the following regulations.

- A. Attached: An accessory building, including carports which are attached to the principal building, shall comply in all respects with the requirements of this Ordinance applicable to the principal building.
- B. Separation Distance: An accessory building or structure unless attached and made structurally a part of the principal building, shall not be closer than ten (10) feet to any other structure on the lot.
- C. Placement: Except for fences, accessory buildings and structures are subject to all setback requirements from the street applying to the principal building. Except for docks, boathouses, and pump houses on waterfront lots, accessory buildings shall not be erected in the required front yard setback. Except for fences, no accessory building or structure shall be closer than five (5) feet to any interior side or rear lot line.
- D. Lot Coverage: An accessory building or structure shall not occupy more than thirty (30) percent of the area of a required rear yard and in no instance shall the accessory building or structure exceed the ground floor area of the principal building, except that an accessory building or structure may occupy up to fifty (50) percent of the area of a rear yard of a nonconforming lot of record, and side and rear yard setbacks are met.
- E. Accessory Farm Buildings and Structures: Accessory buildings on farms in AG Districts are excluded from these regulations, provided, however, residential lots separate from a farm operation shall comply with requirements of this Section 23.04.

F. Front Yard: In all zones the minimum required front yard setback shall be the same as required for the principal building. A detached accessory building may be located between the minimum required front yard setback and the principal building provided the accessory building is setback from the side yard lot line the same distance as required for the principal building.

2. Severability. If any clause, sentence, paragraph, or part of this Ordinance shall for any reason be finally adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance but shall be confined in its operation to the clause, sentence, paragraph or part thereof directly involved in the controversy in which such judgment is rendered.

3. Repeal. All ordinances and resolutions, or parts of ordinances and resolutions, of the Village of Bellevue inconsistent herewith are hereby repealed so far as they may be inconsistent with the provisions of this Ordinance.

4. Effective Date. This Ordinance shall take effect following the date of its publication.

Denise Poyer, President
Village of Bellevue

I, Travis Brininstool, Clerk of the Village of Bellevue, hereby certify that the foregoing is a true copy of the original of Ordinance No. 2012-001, enacted by the Village Council of the Village of Bellevue at a regular meeting on Tuesday, April 10, 2012.

Travis Brininstool, Clerk
Village of Bellevue