

BEDFORD TOWNSHIP ORDINANCE NO. 44A-354

PROPOSED ZONING ORDINANCE AMENDMENT

ACCESSORY BUILDINGS

An Ordinance enacted pursuant to Act 110, Public Acts of 2006, as amended, better known as the "Michigan Zoning Enabling Act", and according to the Master Plan of the Township as has been adopted and amended from time to time; to amend Bedford Township Ordinance No. 44, as amended, known as the "Township of Bedford Zoning Ordinance", which originally became effective May 5, 1977; so as to amend the provisions which regulate accessory buildings, and to do so by modifying provisions to the General Provisions, Article XIX, Section 1903 [400.1903]; for the purpose of promoting and protecting the public health, safety and general welfare of the residents and properties of the Township of Bedford.

THE TOWNSHIP BOARD OF THE TOWNSHIP OF BEDFORD, COUNTY OF MONROE, STATE OF MICHIGAN, HEREBY ORDAINS:

1. AMENDMENT TO ARTICLE XIX GENERAL PROVISIONS, SECTION 400.1903 - ACCESSORY BUILDINGS.

Ordinance No. 44, known as the "Township of Bedford Zoning Ordinance", shall be amended by revising regulations to ARTICLE XIX, GENERAL PROVISIONS, Section 400.1903 – Accessory Buildings as follows:

A. Existing Section 1903 is hereby deleted in its entirety and replaced with a new Section 1903, which shall hereinafter state as follows:

400.1903 – Accessory Buildings.

Sec. 1903. Accessory buildings, except as otherwise permitted in this Ordinance, shall be subject to the following regulations:

1. For purposes of this Ordinance, temporary bulk storage containers are considered accessory buildings and are regulated hereunder. Temporary bulk storage containers placed on private and/or public property shall comply with the following provisions:

a. No bulk storage container, storage container, storage device, "pod" (Portable on Demand Storage) or conex container, or similar container shall be placed or maintained by any private and/or public party in or on any Township property, sidewalk, street or road right-of-way.

b. Temporary bulk storage containers shall not obstruct, impair, or impede the use and enjoyment of adjoining property.

c. Temporary bulk storage containers may be placed or maintained on a driveway or other suitably paved/graveled area for the purposes of packing/unpacking goods and material(s) of the owner or occupant of the property in preparation for and/or subsequent to moving into or out of the property for not more than a maximum fourteen (14) consecutive days.

Fourteen (14) days is calculated from the day of delivery to the site, up to and including the day of removal.

d. Temporary bulk storage containers shall not be placed/maintained any closer than ten (10) feet from the residential dwelling/accessory structure and five (5) feet from any property line. Such temporary containers shall not exceed a maximum of eight (8) feet in height.

e. No more than one (1) temporary container may be placed or maintained on a lot/parcel at any given time.

f. No temporary bulk storage container shall be used to store solid waste, construction debris, demolition debris, recyclable materials, or any other illegal or hazardous material. Upon reasonable notice to the property owner or lessee, Bedford Township representative(s) may inspect the contents of any "Temporary Storage Container" at any reasonable time to ensure that it is not being used to store any prohibited materials.

2. Temporary accessory buildings and/or structures having a frame constructed of steel/aluminum tubes/pipe/wood/plastic/etc., which have covering consisting of a canvas tarp, polyethylene, plastic/other synthetic materials/fabric, shall not be permitted of any size unless approved by the Board of Zoning Appeals (BZA) prior to the placement. Upon approval from the Board of Zoning Appeals (BZA), the applicant must secure a valid Bedford Township building permit.
3. Where the accessory building is structurally attached to a main building, it shall be subject to, and must conform with, all regulations of the Bedford Township Zoning Ordinance applicable to the main building.
4. Accessory buildings shall not be erected in any minimum side yard setback nor in any front yard pursuant to the Schedule of Regulations set forth in Article XVIII of the Bedford Township Zoning Ordinance. The placement of all accessory buildings erected in a rear yard shall conform to the Accessory Building Table requirements set forth in this Article XIX, Section 1903, Subsection 7 of the Bedford Township Zoning Ordinance. Setbacks are measured from nearest point of buildings to the property lines, inclusive of roof overhang.
5. Accessory buildings shall not occupy more than 25 percent of a required rear yard and the total of all structures shall not exceed 30 percent of the total lot/parcel area.
6. An accessory building located in an AG Agricultural District may be erected or maintained with a height not to exceed the permitted maximum height for structures in an AG Agricultural District, as set forth in the Schedule of Regulations of Article XVIII of the Bedford Township Zoning Ordinance, provided however, that (1) the accessory building is located no closer than 25 feet to any property line, (2) is located no closer than 100 feet to an adjacent dwelling situated on an adjacent lot and/or parcel, and (3) is located no closer than 150 feet to the front line of the parcel upon which it is located.
7. When deemed necessary by the Bedford Township Building Official, and when the type of use is important for determining the type or use of

accessory building that may be allowed, the Building Official may require a sworn affidavit by the owner of the property to verify the proposed use of the accessory building as a condition of receiving a permit for the erection or use of an accessory building. For primary use buildings that could be construed to be accessory buildings, such an affidavit may also be required.

8. When an accessory building is located on a corner lot, the side lot line of which is substantially a continuation of the front lot line of the lot to its rear, said building shall not project beyond the front yard setback required on the lot to the rear of such corner lot. On a corner lot/parcel, the placement of an accessory building shall be behind the actual building line(s). In no instance shall an accessory building be located nearer than 30 feet to a street right-of-way line.
9. 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 buildings in any zoning district can be placed on a vacant lot or parcel.
10. No accessory building may be erected and/or used in a residential district for uses other than those uses allowed in the residential zoning district in which the accessory building exists. In no case shall an accessory building in a residential zoning district be used for business and/or commercial operation or use.
11. Accessory buildings shall require a building permit, except where the accessory building is 200 square feet or less, in which case an administrative application shall be required.
12. The Accessory Building Table set forth below applies to the following zoning districts: R-1 through R-3 One-Family Residential Districts, RT Two Family Residential Districts, RM-1 and RM-2 Multiple-Family Residential Districts, RME Elderly Housing Residential Districts, and AG-1 and AG-2 Agricultural District

Accessory Building Table

Parcel/Lot Total Size (Area)	Allowed Cumulative and Maximum Square Footage of Accessory Buildings	Maximum Accessory Building Height	Minimum Setback from Any Building	Minimum Setback from Side and Rear Property Lines*	Maximum Number of Accessory Buildings Allowed
All Parcel/Lots (area)	200 square Feet or Less	12 Feet	10 Feet	3 Feet	2

Parcel/Lot Total Size (Area)	Allowed Cumulative and Maximum Square Footage of Accessory Buildings	Maximum Accessory Building Height	Minimum Setback from Any Building	Minimum Setback from Side and Rear Property Lines*	Maximum Number of Accessory Buildings Allowed
Less Than 10,890 Square Feet (.25 Acre)	400 Square Feet	12 Feet	10 Feet	5 Feet	2
10,890 Square Feet (.25 Acre) Or Greater, But Less Than 19,600 Square Feet (.45 Acre)	1,000 Square Feet	14 Feet	10 Feet	5 Feet	2
19,600 Square Feet (.45 Acre) Or Greater, But Less than 43,560 Square Feet (1 Acre)	2,500 Square Feet	14 Feet	10 Feet	5 Feet	2
		16 Feet	15 Feet	10 Feet	
		18 Feet	15 Feet	15 Feet	
43,560 Square Feet (1 Acre) Or Greater, But Less Than 65,340 Square Feet (1.5 Acre)	3,000 Square Feet	16 Feet	15 Feet	10 Feet	2
		18 Feet	15 Feet	15 Feet	
65,340 Square Feet (1.5 Acre) Or Greater but Less Than 87,120 Square Feet (2 Acre)	3,500 Square Feet	18 Feet	15 Feet	15 Feet	3
		20 Feet	25 Feet	25 Feet	
87,120 Square Feet (2.0 Acres) Or Greater but Less Than 130,680 Square Feet (3 Acre)	4,000 Square Feet	20 Feet	25 Feet	25 Feet	3
130,680 Square Feet (3 Acres) Or Greater but Less Than 217,800 Square Feet (5 Acres)	4,500 Square Feet	20 Feet	25 Feet	25 Feet	3
217,800 Square Feet (5 Acres) Or Greater	unlimited	20 Feet	25 Feet	35 Feet	unlimited

SECTION 5. REPEAL.

All Ordinances or parts of ordinances in conflict with this Ordinance, are to the extent of such conflict, repealed.

SECTION 6 SEVERABILITY.

This Ordinance, and the various parts, sentences, paragraphs, sections, subsections, phrases and clauses thereof are hereby declared to be severable and if any of them are adjudged unconstitutional or invalid, it is hereby provided that the remainder of the Ordinances shall not be affected.

SECTION 7. EFFECTIVE DATE

This Ordinance shall become effective eight (8) days after publication of a Notice of Adoption in a newspaper of general circulation in the Township of Bedford, Monroe County, Michigan, unless otherwise provided by law.

THE TOWNSHIP BOARD, BEDFORD
TOWNSHIP, COUNTY OF MONROE,
STATE OF MICHIGAN:

By: 

Trudy L. Hersberger,
Bedford Township Clerk

AUTHENTICATED:



Alfred Prieur
Bedford Township Supervisor

I, Trudy L. Hershberger, do hereby certify that I am the duly elected and acting Township Clerk of the Township of Bedford, and I do hereby certify that this Ordinance was adopted by the Township Board of the Township of Bedford, Monroe, County, Michigan at a meeting of the Township Board held at Bedford Township Government Center, Temperance, Bedford Township, Michigan on the 17th day of June, 2025.

The vote on said Ordinance, 7 members being present and 0 members absent, was as follows:

Member's Last Name

Voting in Favor: Montri Gore
 Stump Bruning
 Jandasek Hershberger Prieur

Voting Against: _____


Abstained: _____

Absent: _____

THE TOWNSHIP BOARD, BEDFORD
TOWNSHIP, COUNTY OF MONROE,
STATE OF MICHIGAN:

By: 
Trudy L. Hershberger,
Bedford Township Clerk

AUTHENTICATED


Alfred Prieur
Bedford Township Supervisor

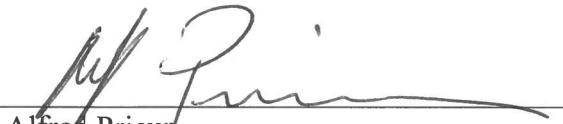
Date of Signature: June 24, 2025

I, Trudy L. Hershberger, do hereby certify that I am the duly elected and acting Township Clerk of the Township of Bedford, and I do hereby certify that a Notice of Adoption of Ordinance No. x, an amendment to Bedford Township xxx, was published on the xth day of x, 202x in the Monroe News, Monroe County, Michigan, a newspaper of general circulation in the Township of Bedford, within thirty (30) days after adoption.

By: 

Trudy L. Hershberger,
Bedford Township Clerk

ATTEST:


Alfred Prieur
Bedford Township Supervisor

Date of Signature: June 24, 2025

ADOPTED: June 17, 2025

PUBLISHED: June 27, 2025

EFFECTIVE: July 4, 2025