

DETACHED GARAGE & ACCESSORY BUILDINGS

The following information is an overview of requirements both in the City Code and Michigan Residential Building Code that apply to detached accessory structures; however it is not a complete list of requirements found in the ordinance or code.

GENERAL:

- Check with Edison on utility clearances, **a permit will not be issued without clearance from Edison**. A letter from Edison is required to show compliance.
- Construction designed to **Michigan Residential Code 2009**.
- A building permit is not required for a one story detached structure that is less than 200 sq ft.; however a **Zoning Compliance Permit** is required to check location and lot coverage.
- A **certified survey** is required to show existing lot coverage, open space and topography for height and drainage requirements.
- A **drainage plan** is required to show that water from the impervious surfaces will not run onto adjacent properties.
- Inspections for each project may vary with the type of work performed. **Please check with the Building Department on which inspections are required.**

SETBACKS:

- A detached accessory building or structure is required to be a minimum of 3'-0" off the rear and side yard setbacks. A structure is not allowed in an easement.
- Accessory structures can be no closer than 10'-0" to the principal building it serves.
- The height regulations vary by Zoning District:

R-1 / R-1A	15.5' to midpoint	
R-2	15.0' to midpoint	flat roofs: 12' for all Zoning Districts
R-3	14.5' to midpoint	
- * The maximum area of the first floor of any accessory structure or accessory structures in combination shall not exceed 10% of the lot area or 600 sq ft in R-1 and R-1A, 550 sq ft in R-2, or 500 sq ft in R-3, whichever is less. Outdoor living is prohibited above the first story on any accessory structure.
- Dormers are limited to 50% or less of the width of the roof per elevation or a 10' interior dimension, whichever is greater and not allowed to exceed the roof line.
- Exterior staircases are prohibited; however a bonus of 75 sq ft of area is permitted in the accessory structure if used for an interior fixed and stationary staircase.
- Windows on elevations adjacent to abutting property lines are limited to a maximum of 8 sq ft of glazing area per elevation on the second level if located less than 6 ft above the second floor.