

Accessory Buildings Regulations and Requirements

What is considered an Accessory

Detached buildings not physically connected to the dwelling or principal use by common wall or roof shall be deemed as "accessory buildings". Attached garages shall be considered part of the principal use or dwelling.



Detached Garage



Pole Barn with Lean-to

When is a Building Permit Required?

A building permit is required anytime there is new construction an addition, alteration, repair, or demolition to an accessory building such as detached garages, storage sheds, pavilions, or playhouses, etc. over 200 square feet in floor area and used for residential purposes, as regulated by the Michigan Residential Building Code.

Accessory buildings less than 200 square feet do not require a building permit or inspections but do need to conform to the ordinance for which your property is zoned for setbacks, height, size, and flood plain locations.

Residential Zoning

In a Residential District (R1 or R2) two (2) accessory buildings are allowed. The first building is not to exceed one hundred fifty (150) square feet and the second not to exceed six hundred (600) square feet.

*Exception: Lots exceeding fourteen thousand (14,000) square feet may have an additional twenty (20) square feet of additional accessory building per each additional one thousand (1,000) square feet of lot area with the maximum building size of one thousand two hundred (1,200) square feet.

Lots exceeding five (5) acres shall be regulated as if it were located in an agricultural district.

Agricultural Zoning

In the case of agricultural districts, total accessory building may not exceed five percent (5%) of the total land area, but without restrictions as to the number of accessory buildings.

* All regulations are based on R-1or R-2 Residential

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Yard Setback Requirements

In A Front Yard: No accessory building (attached or detached) shall project into any front yard.

In A Rear Yard: No accessory building, including detached garages, shall be closer than five feet (5') to the rear lot line.

In A Side Yard: No accessory building, including garages, shall be erected closer than ten feet (10') or more from the rear of the principal building. The accessory building shall be no closer than six feet (6') to the side lot line.

On A Corner Lot: No accessory building shall be closer to the side street lot line than the side yard setbacks of the principal building on the lot. Where the rear line of a corner lot coincides with the side line of an adjoining lot in a residential district, an accessory building shall not be closer

Height Requirements

The height of an accessory building may not exceed ten feet (10') maximum height for the side wall as measured from the plate and may not exceed a total height of seventeen feet (17').

Uses Permitted

Accessory building(s) shall not be used in any part for residential dwelling purposes and are intended only for typical accessory functions for the district in which they are located.



Pavilion

Typical Residential Plot

