



## Macomb Township Building Department

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## Accessory Building/Structure Requirements (Including Garages, Sheds, Pole Barns, Pergolas and Gazebos)

### APPLICATION

1. Application to be filled out completely and signed. Copy of builder's license (if builder is applying for the permit) and a copy of driver's license, insurance cert.
2. Submit two (2) copies of plot plan (obtained from the Building Department) are required, showing location of new building(s) and their relation to existing building(s), septic tank, field and property lines.
3. Submit two (2) copies of plans or brochure showing construction of buildings, including sectional views and foundation details.

### ACCESSORY BUILDINGS

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

1. Where the accessory building is structurally attached to a main building, it shall be subject to and must conform to all regulations of the Ordinance applicable to the main building.
2. Accessory buildings shall not be erected in any required yard except rear yard.
3. A detached accessory building shall not be located closer than ten (10) feet to any main building, nor shall it be located closer than seven and one-half (7 ½) feet to any side or rear lot line. In no instance shall an accessory building be located within a utility easement or any dedicated easement.
4. Accessory buildings on corner lots shall maintain the specified front setback from both streets as required for principal buildings in the same zoning district.
5. In AG, R-1, R-1-S and R-1-E Districts, the following regulations shall apply to lots with 10,000 square feet or less of total lot area:
  - a. No more than one (1) garage may be constructed, maximum 900 sq ft.
  - b. Other than a garage, only one (1) accessory building may be constructed.
  - c. The maximum floor area of a detached accessory building other than a garage shall not exceed one hundred fifty (150) square feet.

- d. The height, as defined in Section 10.0202 of this ordinance, of detached accessory buildings shall not exceed twelve (12) feet.
  - e. The height of an attached garage may equal the maximum height permitted for the main structure.
6. See Section 10.0331 of the Township Zoning Ordinance for the requirements for all parcel sizes over 10,000 sq. ft.
  7. No accessory building shall occupy a lot or parcel unless and until a principal building occupies the site. Should the principle building be removed or rendered unusable for a period exceeding two (2) years, the accessory building shall be removed from the site. The accessory building shall not be utilized during the period the principle building is removed or unusable. A principle building shall be determined unusable if a certificate of occupancy is not secured for the building.
  8. Houses exceeding three thousand (3,000) square feet in floor area shall be permitted an attached garage with a floor area equal to thirty (30) percent of the floor area of the house, rather than the nine hundred (900) square feet indicated. In no case shall an attached garage exceed one thousand two hundred (1,200) square feet in floor area.
  9. All free standing or detached buildings (garages/sheds) 600 square feet or less shall be built on a minimum of four (4) inch wide and a twenty-four (24) inch deep ratwall with a four (4) inch slab over four (4) inch sand or stone base.
  10. Free standing garages over 600 square feet must be on a 42 inch footing.
  11. Accessory buildings with under eighty (80) square feet of floor area and with a height no greater than ten (10) feet shall not require a Township Building Permit, but shall meet front, side and rear yard requirements for accessory buildings.
  12. Accessory structures shall not be counted towards the allowance for accessory building area or towards the number of accessory buildings permitted. The coverage of the structures shall be counted towards the "Maximum Lot Coverage" ratio.

**NOTE: THIS IS INTENDED AS A GENERAL GUIDELINE ONLY. THERE MAY BE ADDITIONAL REGULATIONS THAT APPLY UNDER THE ORDINANCE.**

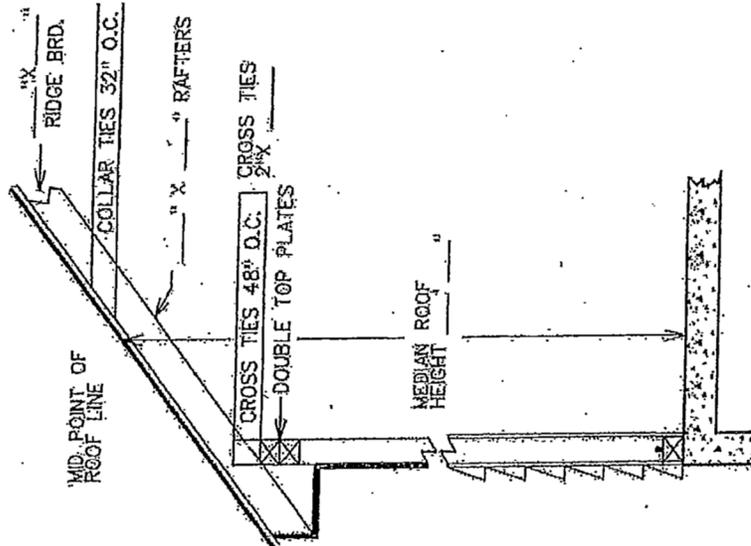
**Inspections required**

Open hole

Final

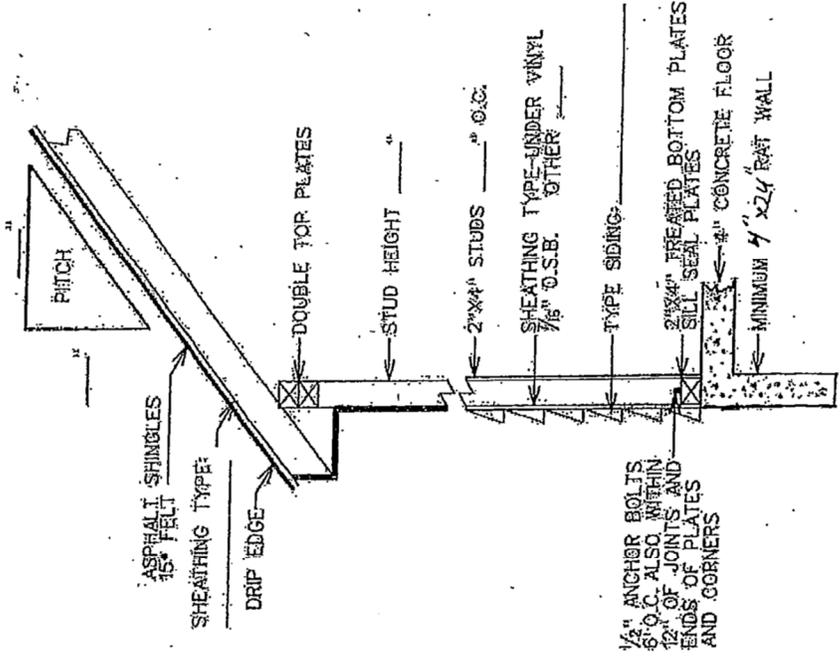
GARAGE & SHED

SITE ADDRESS:



ROOF INFORMATION:  
 TRUSSES - PROVIDE SEALED TRUSS DIAGRAM  
 FOR ROUGH/FINAL INSPECTION  
 IF CONVENTIONALLY FRAMED - FILL IN ABOVE

STANDARD DETAILS  
 GARAGE PLAN  
 DETAIL  
 DATE:



1/2" ANCHOR BOLTS  
 6" O.C. ALSO WITHIN  
 12" OF JOINTS AND  
 ENDS OF PLATES  
 AND CORNERS