

**Sheds, Storage Units and Accessory Structures** – Accessory structures are defined as: A building or structure customarily incidental and subordinate to the principal structure and located on the same lot as the principal building. Accessory structures over 100 and up to 200 square feet require a zoning permit to ensure compliance with requirements for size, location and height. Any structure over 200 square feet also requires a building permit and shall meet all code requirements. The following is a brief overview of the requirements which only permit accessory structures in the rear or side yards of residential or agricultural zoned property.

**a) Up to 100 square feet**

1. No permit required if not exceeding 10 feet in height
2. Shall be constructed or installed according to all code requirements.

**b) Over 100 and up to 200 square feet**

1. Minimum 3 feet from property lines (including overhangs).
2. 10 foot Setback from house and other structures.
3. Maximum 10 feet in height.
4. Zoning permit and Plot plan are required.

**c) Larger than 200 square feet – up to 600 square feet**

1. Setbacks from table below (including overhangs).
2. Maximum 10 feet in height – with grade-beam foundation
  - i. Minimum 18 inches below grade
3. Maximum 18 feet in height. – with full foundation
  - i. Minimum 42 inches deep.
  - ii. Minimum 12 inch wide footing
4. Zoning permit, Building permit and Plot plan required.

**d) Larger than 600 square feet**

1. All setbacks per table below apply.
2. Full foundation, minimum 42" deep.
3. Zoning permit, Building permit and Plot plan required.
4. All building code requirements apply.

Size of Accessory Structure	Setback from Side Lot Line	Setback from Rear Lot Line	Setback from House	Maximum Height
600 sq. ft. or less	3	3	10	10
Between 601 sq. ft. and 1200 sq. ft.	5	5	10	18
1201 sq. ft. or more.	10	10	10	18

**Additional information**

- For the most complete information review Zoning Ordinance 117, section 20.06 and the Michigan Building Code.
- Lot coverage: all accessory structures shall not occupy more than 30% of the required rear or side yard, plus an additional 40% of a non-required side or rear yard. *The total area of all accessory structures shall not exceed the ground floor of the dwelling.*
- Pole barn type accessory structures are all individually designed and shall be required to conform to building code requirements. \*Note: most "standard" pole barn packages will not meet code requirements as proposed in the "standard" materials list.
- Structures constructed for 100% agricultural use are exempt from the building code but shall require a plot plan and zoning permit to ensure compliance with requirements for size, location and height.