

SHED & DETACHED GARAGE REQUIREMENTS
CITY OF FENTON
Protective Inspection Department
(810) 629-2261

1. Submittal

- 1. Building Permit Application for sheds and detached garages over 200 sq. Ft.
(Buildings less than 200 square feet - zoning permit only)**

- 2. Site Plans - 2 copies (for zoning permit)**
 - Indicate proposed location of new structure
 - Location of all other structures on lot - (Include any porches, Decks, swimming Pools or any other structures) Please include sizes of all structures.
 - Distance from proposed structure to property lines and distance from any other structure.
 - Location of easements

- 3. Construction drawings or brochure for common shed or garage - 3 copies. Drawings shall include**
 - 1. Floor Plan**
 - 2. Roof Plan**
 - 3. Cross Section, walls, roof rafters, sheathing, roofing, exterior material, window and door openings as well as detail on any other material or construction.**

- 4. Home Owner Association approval**

- 5. Wetlands Affidavits if required**

2. Requirements See - A Thru L Below

- a. Accessory buildings, structures, and uses are permitted only in connection with, incidental to, and on the same lot with a principal building, structure, or use which is permitted in the particular zoning district.
- b. An accessory building, structure or use must be in the same zoning district as the principal building, structure, or use on a lot.
- c. Accessory buildings or structures, including, but not limited to, porches enclosed by walls, or garages, attached to a dwelling unit or other principal building in a substantial manner, such as by a wall, roof, or breezeway, shall be deemed a part of such main building, and subject to all the regulations of this Ordinance applicable to principal buildings, structures and uses, unless otherwise noted in *Section 2.24 Projections Into Yards*.
- d. No accessory building, structure, or use shall be occupied or utilized unless the principal structure to which it is accessory is occupied or utilized.
- e. Accessory buildings and structures shall not be occupied for dwelling purposes unless otherwise permitted in this Ordinance.
- f. Unless otherwise provided in this Ordinance, no accessory building, structure, or use shall be erected in any yard with public street right-of-way frontage, including the exterior side yard of a corner lot.
- g. No accessory building, structure, or use shall be erected in any required yard except a rear yard, except that accessory buildings, structures, and uses may be erected in any required side yard when set back a minimum of seventy-five (75) feet from the front lot line.
- h. No detached accessory building shall be located closer than ten (10) feet to any principal building, structure, or use, nor shall it be located closer than three (3) feet from any side or rear lot line unless otherwise provided for in *Figure 2.1 Accessory Buildings and Structures Location Standards*.
- i. All accessory buildings, structures, and uses combined shall cover no more than thirty percent (30%) of any rear yard.
- j. No more than two (2) detached accessory buildings shall be permitted on any one (1) lot.
- k. The maximum building height of any detached accessory building shall be fourteen (14) feet, measured as required by *ARTICLE 28 DEFINITIONS*.
- l. The design and building materials of any accessory building shall generally be consistent with the character of the principal building on the property (e.g. material, color), as determined by the Building and Zoning Administrator.

\$	Code requirements:	Footings and Foundations - Table R403.1
\$	2003 MRC	Foundation Anchorage - per figure 403.1(1) Standard Framing Requirements - R602 & R802