



## CITY OF HOWELL

# GUIDELINES FOR DETACHED ACCESSORY BUILDING/GARAGE

611 E. Grand River Ave.

Howell, MI 48843

(517) 546-3861

FAX: (517) 546-6030

### DOCUMENTATION NEEDED TO APPLY

- Completed Application for Building Permit
- Copy of Mortgage Survey with the following indicated (If you do not have a mortgage survey, you will need to locate your property irons and submit a scaled drawing of your property depicting the lot and location of house and any other accessory structures.)
  - Location of Proposed Building/Garage
  - Dimensioned Setbacks from Property Boundaries
  - Driveway Specifications (location, width, type of surface)
  - Location of Easements and/or Overhead Wires, if applicable
- 2 Sets of Construction Plans with the following indicated
  - Dimensions, Footing, Foundation and Slab Detail
  - List of Materials including all framing members, roofing and siding (interior and exterior)



### ZONING REGULATIONS

All detached accessory buildings located in a residential district (except as otherwise permitted in this Zoning Ordinance) are subject to the following regulations:

Accessory buildings shall be located in rear yard. If located on a corner lot, the detached accessory building may be located in the side yard providing the front yard setback is comparable to the main building on the adjacent lot, and a minimum side yard setback of eight (8) feet is maintained.

Ground floor area shall be the lesser of 30% of the rear yard or 900 sq. ft. Exception: Within the RM district, provisions only apply to maintenance garages and storage sheds. Carports and garages shall be subject to the same provisions as the main buildings.

Minimum yard setbacks are as follows: 25 front; 3 side and rear; 3 between buildings. Exception: no detached accessory building of greater than two hundred (200) square feet shall be located closer than ten (10) feet from a main building, nor closer than six (6) feet from any other accessory building, regardless of whether or not the buildings are on the same or adjacent lots. Additionally, no detached accessory building shall be located closer than three (3) feet from the side or rear lot line so long as the maintenance of six (6) feet between the accessory buildings exists.

The maximum building height may be 25 feet (2 stories), providing it does not exceed that of the existing main building.

Only one (1) detached accessory building one one (1) shed is permitted per lot.

All accessory buildings shall be architecturally compatible with the main building (i.e. building materials, roof pitch, height, etc.). A determination of architectural compatibility can be referred to the Planning Commission at the sole discretion of the Zoning Administrator.

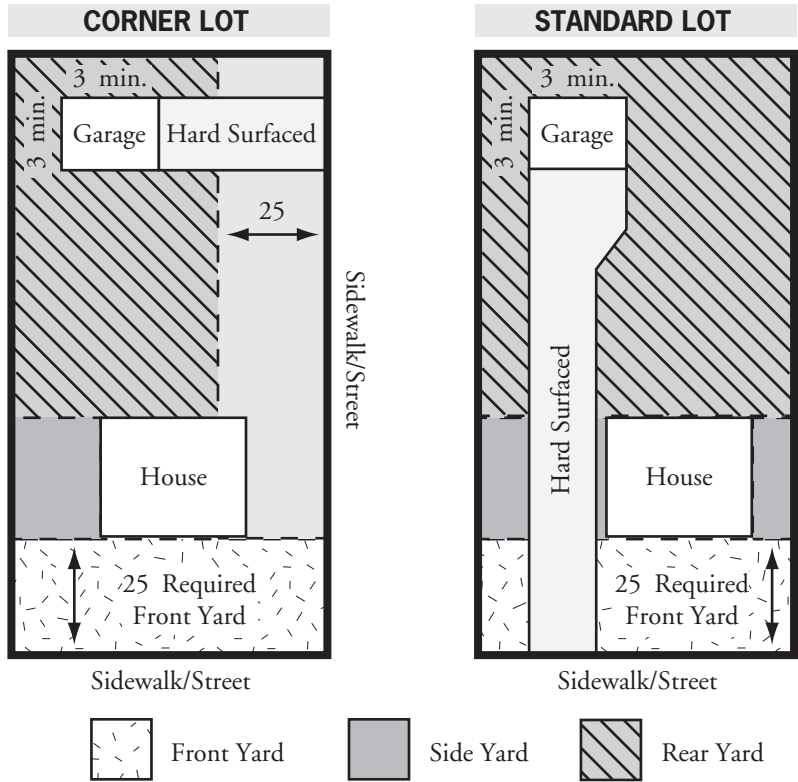
All multiple story detached accessory buildings shall be subject to the special land use criteria and procedures of Section 3.03.

All detached accessory buildings with habitable space shall be subject to the special land use criteria and procedures of Section 3.03 and subsection 5.02(e).

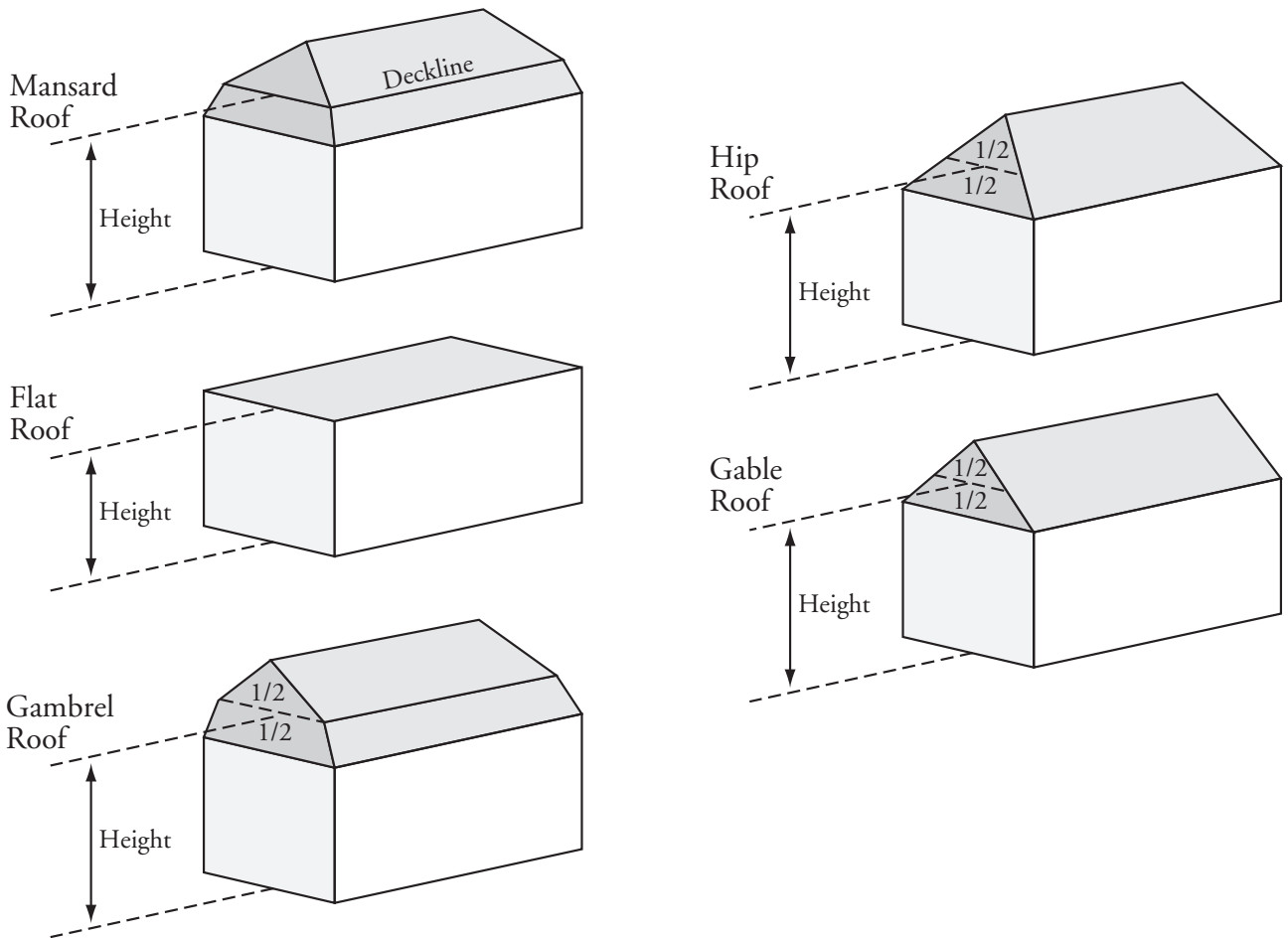
All detached accessory buildings exceeding 200 square feet shall be provided with an approved foundation system in accordance with The Michigan Building Code.

*Continued on back.*

# MINIMUM SETBACK REQUIREMENTS



# MEASURING BUILDING HEIGHT



**EXAMPLE - CONSTRUCTION PLANS**

