

# GENERAL REQUIREMENTS FOR ACCESSORY STRUCTURES

CITY OF SALINE, MI. 100 N. Harris St., Saline MI 48176-1642; Phone: 734-429-8296 ext 2223 Fax: 734-429-5280

**REQUIREMENTS APPLY TO:** RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL LOTS; HOWEVER STRUCTURES ON COMMERCIAL OR INDUSTRIAL SITES MAY REQUIRE PLANNING COMMISSION REVIEW AND APPROVAL

## TYPES OF ACCESSORY STRUCTURES:

Carpports, sheds greater than 120 sft, miscellaneous structures

## CITY OF SALINE ZONING REQUIREMENTS:

- **Zoning Code Sec. 5.03 Accessory Structures**
- **2015 Michigan Building Code and 2015 Michigan Residential Code as applicable**
- **Master Deed and By-Law provisions in Condominium Associations**

## CITY OF SALINE PERMIT REQUIREMENTS:

The following permit/reviews are required prior to construction/installation of any accessory buildings.

1. **Zoning Review** by a city zoning official to determine if the accessory structure will meet city ordinances. The applicant shall complete the zoning review application and submit an accurate drawing (8½"x11" plot plan) with measurements based on existing locations of structures, easements, yard setbacks, and lot lines. Placement of the accessory structure on the most recent mortgage survey may be used as the "plot plan, if it is considered as being accurate.
2. **Soil Erosion Permit** application and approval from Washtenaw County Soil Erosion Division may be required prior to applying for a building permit. The WCSED application form and permit packet are can be found on [www.ewashtenaw.com](http://www.ewashtenaw.com); filing and payment are regulated by Washtenaw County.
3. **Building Permits, Zoning Compliance Permits, or Site Plan Amendment** may be required. Application forms are on file at the Saline Building Department. The zoning review approval and soil erosion permit must be authorized before a building permit can be processed. The applicant/owner/contractor shall complete the building permit application form, furnish the plot plan, and furnish construction plans to show structure design and details, especially for foundation, walls, roof, and utilities. A separate electrical permit shall be obtained for lighting, outlets, etc.
4. **Section 5.03(3)D size provisions:**

Lot Size Square Footage	Size Allowed
8,000 and under	120 sq. ft.
8,000 thru 12,000	150 sq. ft.
12,000 and over	200 sq. ft.

## Provisions that may be applicable to the proposed accessory building:

1. Accessory Structures should not be located over any recorded easements
2. Since carports are "open" structures, they cannot be used for open storage purposes.
3. No accessory structure shall be allowed on a lot unless a principle structure is erected.
4. Cannot be located in an easement or right-of-way.
5. Cannot be closer than 3 feet to the side or rear property lines.
6. Must be located at least 10 feet from the principle structure.
7. Cannot exceed 1 story or 10 feet in height. (mean height)
8. Must be separated from other existing garages and accessory buildings on the same or adjacent lot by at least 6 feet.
9. There cannot be more than 1 accessory structure on a lot.
10. An accessory structure shall be anchored to the ground by some means.

Check the Saline Website at: [www.cityofsaline.org](http://www.cityofsaline.org) - Municipal Code on Line for information on the Saline Code and Zoning Code (Appendix A)