

## GENERAL REQUIREMENTS FOR DETACHED GARAGES

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

### AREA REGULATIONS per SECTION 5.03(3):

<b>Lot Size Square Footage</b>	<b>Maximum Size Allowed</b>
8,000 and under	720 sq. ft.
8,000 thru 12,000	770 sq. ft.
12,000 and over	840 sq. ft.

### STANDARD REQUIREMENTS:

No detached garage shall:

1. Be allowed on a lot unless a principle structure is erected
2. Be located in a utility easement, access easement, or right-of-way
3. Be closer than three (3) feet from a side or rear property line
4. House more than three (3) vehicles, only one (1) of which may be a commercial vehicle, which shall be considered a legal accessory use and cannot exceed one (1) ton capacity and shall be kept housed within the garage when not in use. No moving vans shall be housed in private garages.
5. Be located within 10 feet of the rear or side wall of the principle building, unless it can comply with all yard setback requirements applicable to the principle structure of the zoning district in which it is located.
6. Be located within 10 feet from any overhead power lines
7. Exceed one story or 14 foot building height (mean height)
8. Be located within six (6) feet from other existing accessory buildings or garages on the same or adjacent lot

### OTHER REQUIREMENTS:

- A. Not more than 1 garage allowed on each lot, whether it is attached or detached and shall not be used for any business, profession, trade or occupation.
- B. Detached garages of light frame construction more than 600 square feet in area are required to have footings at least 42 inches deep with a minimum width of 12 inches.
- C. Detached garages other than light frame construction more than 400 square feet in area are required to have footings at least 42 inches deep with a minimum width of 12 inches.
- D. When applying for a building permit for a detached garage, a site plan, based on an accurate survey, shall be submitted showing the location of the structure on the lot and the distance away from property lines, the dwelling, and any other structures on the lot and the adjacent lot(s). Drawings and details showing the size of the garage and how it is to be constructed shall also be required.

BUILDING CODE REFERENCES: Section R403.1.4.1

ZONING CODE REFERENCES: Section 5.03 (1), (2) & (3)

### BUILDING DEPT. FORMS UTILIZED:

- Residential Building permit application
- Electrical permit application if installing electrical outlets or fixtures

### OTHER PERMITS:

- Construction of a detached garage requires a Soil Erosion and Sedimentation Control permit from the Washtenaw County Office of Water Resources; call 734-222-3978
- Properties in Condominium Associations require furnishing of an approval letter from the Homeowners Association board.

Reviewed June 2020