



## Accessory Structure Information for Residential Districts

The terms ACCESSORY BUILDING or ACCESSORY STRUCTURE are used interchangeably and have the same meaning.

An ACCESSORY STRUCTURE is any unattached subordinate building or structure, which is incidental to that of the main building and located on the same parcel with the main building.

The term ACCESSORY STRUCTURE includes but is not limited to: garages, pole barns, sheds, animal cages, retaining walls, open porches, private antenna receivers and anything similar to any of the above.

When a structure is attached to a main building by a wall or roof, the building shall be considered part of a main building and must meet the current building codes for the main building.

These rules apply to all accessory structures regardless of construction method and material, even if built elsewhere and delivered to the site as a kit or fully erected.

**Requirements for all parcels** (corner and through lots have additional requirements).

All accessory buildings require a zoning permit. Accessory buildings of two hundred (200) square feet or more also require a building permit.

Accessory buildings or structures may only exist on a lot with a principal structure on the same lot.

All accessory buildings must be properly anchored to the ground. Refer to anchoring requirements below.

No accessory building or structure may be inhabited by humans either permanently or temporarily for any reason.

No accessory buildings/structures (except for school bus shelters) may be erected in front yard of the principle structure or in the required side yards.

All accessory structures must meet the minimum setbacks from the property lines as defined in the Tittabawassee Township Zoning Ordinance. They are listed on the Zoning Permit Application for convenience.

No accessory structure can exceed the maximum building height as defined in the Ordinance.

No accessory building may be within ten (10) feet of the primary structure.

No accessory structure may be installed in a utility right of way.

The sum of the square footage of all accessory buildings may not exceed the square footage of the first floor of the primary structure or the maximum accessory building floor area as defined in the Ordinance.

The sum of the square footage of all buildings (primary and accessory) may not exceed the maximum lot coverage.

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## **Additional Requirements for Corner Lots**

On a corner lot, the front of the lot shall be the street side with the smallest dimension.

On a corner lot, the side setback for an accessory structure on a side adjoining a roadway shall be equal to the required front setback for the primary structure.

## **Additional Requirements for Through Lots**

On a through lot, the front of the lot shall be the side with the shortest distance from the road to the primary structure.

On a through lot, the setback for an accessory structure to a road right of way shall be equal to the required front setback for the primary structure.

## **Anchoring Requirements**

Per the Michigan Building Code, "freestanding accessory structures with an area of 600 square feet or less, of light frame construction, with an eave height of 10 feet or less, shall not be required to have frost protection" (i.e. footings or foundations). Such buildings can be placed on grade, without footings or in-ground support posts, provided the following anchoring requirements are complied with.

Wind anchorage for a storage shed constructed on treated wood runners supported on grade shall be provided as follows:

- Sheds up to 20 feet in length: 4 earth anchors, 2 along each side, located a minimum of 12" and a maximum of 24" from each corner.
- Sheds up to 40 feet in length: 6 earth anchors, 3 along each side, located a minimum of 12" and a maximum of 24" from each corner and at the center.

Earth Anchors shall be one of the following:

- Auger type with a minimum 30" shank length and single 4" flutes
- Duck bull type with a minimum 1000 lbs. pull out rating

Sheds shall be secured to each earth anchor with either of the following:

- Anchor straps or cable, pre-tensioned snug to limit motion. Each anchor strap shall be attached to a suitable bracket or loop rated at a working load of 350 pounds, anchored through the exterior wall sheathing and into the floor framing rim joist with a minimum of 1-1/2" thru bolt or 2-3/8" lag screws.
- 1-1/2" HDG lag screw with oversize HDG washer. The single lag screw shall be anchored through the exterior wall sheathing and into the floor framing rim joist.