

SHEDS in residential zones

Sheds are considered “Accessory Structures”, which are covered in Section 2311 of the City’s Zoning Ordinance. A summary of regulations is listed below.

- ♦ Any accessory structure placed in a residential property or zone in the city shall be of residential construction properly painted or sided. Pole style storage buildings and sheet metal accessory structures are prohibited in all residential zones or developments. *(No metal-sided sheds are permitted in the City)*
- ♦ Detached accessory structures (such as garages or storage sheds) must be behind the front building line of your home.
- ♦ Setbacks: A detached structure must be located at least three (3) feet from the side and rear property lines, and at least six (6) feet from the house (may be measured on a diagonal). Measurements are taken from the drip edge, not the foundation.
- ♦ No garage or shed may be placed on a lot without a principal structure (there must be a house on the lot)
- ♦ You may only have one shed per lot or parcel, in addition to a garage.

Permit & Size Requirements:

Sheds: One- or Two-Family homes: Sheds 200 square feet and under require a Development Permit. You will need to include a site plan showing where the shed will be located on the property, including measurements showing the distance from the shed to the property lines, and the shed to the house. Contact the Planning Department at 231-724-6702 or download the permit from our website.

All other properties: Structures 120 square feet and under require a Development Permit. Contact the Planning Department at 231-724-6702 or download the permit from our website.

Structures exceeding the size limits shown above require a building permit. Contact SafeBuilt at 231-724-6715.

Garages: All garages require a building permit. Contact SafeBuilt at 231-724-6715.

Height restrictions:

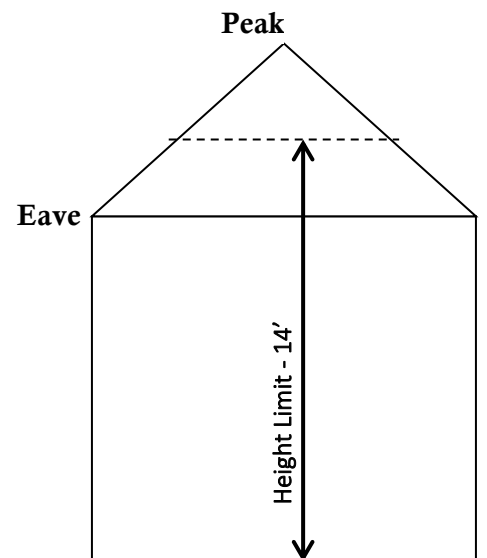
- ♦ Height limit is 14' from midpoint of the eaves & peak (see diagram at right).

Lot coverage restrictions:

- ♦ You may only cover up to a certain percentage of your lot with structures, depending on the zoning district you’re in:
 - R-1 = 50%
 - R-2 = 60%
 - R-3 = 70%

Carports

- ♦ Carport-type canopies (< 200 sq ft) – Must be attached to the ground; must meet 60-lb snow load & 115 mph wind requirements.
- ♦ Carports over 200 square feet require a building permit.
- ♦ Any carport must be at least 5 feet from the house and cannot be made of metal. Submit a site plan to the Zoning Administrator for approval before obtaining building permit.



Height is measured from the midpoint of the eave and peak at average grade.