



CITY OF OWOSSO  
BUILDING DEPARTMENT  
301 W MAIN ST  
OWOSSO, MI 48867  
989-725-0540

## ACCESSORY BUILDING STANDARDS

The following regulations are from Section 38-379 Accessory Buildings of the city of Owosso zoning ordinance. Please consult zoning ordinance for full text.

### THESE REQUIREMENTS APPLY TO ALL DETACHED ACCESSORY BUILDINGS

- Where the accessory building is structurally attached to a main building, it shall be subject to, and must conform to, all regulations of this chapter applicable to main building.
- Accessory buildings shall not be located in any required yard, except a rear yard.
- An accessory building shall not occupy more than twenty-five (25) percent of a required rear yard, plus forty (40) percent of any nonrequired rear yard, provided that in no instance shall the accessory building(s) exceed the ground floor area of the main building.
- No detached accessory building shall be located closer than ten (10) feet to any main building nor shall it be located closer than three (3) feet to any side or rear lot line.
- In those instances where the rear lot line is coterminous with an alley right-of-way the accessory building shall not be closer than one (1) foot to such rear lot line. In no instance shall an accessory building be located within a dedicated easement right-of-way.
- No detached accessory building in R-1, R-2, RT-1, RM-1, RM-2, OS-1, B-1 and P-1 districts shall exceed one (1) story or fourteen (14) feet in height.
- Accessory buildings in all other districts may be constructed to equal the permitted maximum height of structures in said districts, subject to board of appeals review and approval if the building exceeds one (1) story or fourteen (14) feet in height.
- When an accessory building is located on a corner lot, the side lot line of which is substantially a continuation of the front lot line of the lot to its rear, the building shall not project beyond the front yard setback required on the lot in rear of such corner lot. In no instance shall an accessory building be located nearer than nineteen (19) feet to a street right-of-way line.
- On residential lots of less than seventeen thousand five hundred (17,500) square feet, only two (2) accessory buildings shall be permitted. On residential lots seventeen thousand five hundred (17,500) square feet or greater, only three (3) accessory buildings shall be permitted. These limits shall not apply to wind energy systems, satellite dishes, or dog pens.
- All recreational vehicles, boats, snowmobiles, jet skis and comparable devices along with the trailers for these items stored on individual lots shall respect the requirements of this section applicable to accessory buildings, except that side yard storage is permitted against the wall of a principal structure when these items are beneath a legal conforming carport structure or are setback at least three (3) feet from the property line and eleven (11) feet from a principal building of an adjoining parcel. Storage in a driveway is permitted when the stored item can be placed entirely behind the front wall of the principal structure.
- FOUNDATION REQUIREMENTS: All attached buildings and detached buildings larger than 600 square feet in area shall have a 12" wide x 42" deep minimum foundation. Detached wood framed buildings 200 to 600 square feet shall have rat- walls not less than 4" wide by 24" in depth, or built so that the floor framing and walls are located a minimum of 6" above the ground. This 6" space must remain open.

## **BUILDING PERMIT/ZONING COMPLIANCE SUBMITTAL REQUIREMENTS**

**SUBMIT:** For accessory buildings 200 square feet or less – Zoning Compliance Application and a plot plan showing size and location of the accessory structure on the site – distance from lot lines, distance from other buildings or structures on the property.

**SUBMIT:** For accessory buildings greater than 200 square feet – Building Permit Application, Zoning Compliance Application and a plot plan showing size and location of the accessory structure on the site – distance from lot lines, distance from other buildings or structures on the property.

We hope you found the information in this guide useful.  
If you have any questions, please feel free to contact us.

### **BUILDING DEPARTMENT BUILDING OFFICIAL, PLAN EXAMINER, BUILDING INSPECTOR**

BRAD HISSONG

DIRECT LINE 989-725-0536

CELL 989-627-7363

OFFICE 989-725-0535

#### **How do I schedule a required inspection?**

**Please call the Building Department at 989-725-0535**

Building Inspections are available Monday through Thursday from 9:00 am and last appointment of the day is at 3:30 pm.

Kindly give 24 hours' notice to schedule your inspection