



**CITY OF OWOSSO**  
 301 W. Main Street, Owosso, Michigan 48867  
 Phone (989)725-0535 Fax (989)725-0546  
 E-mail: [building@ci.owosso.mi.us](mailto:building@ci.owosso.mi.us)

\$50 Application Fee
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**ZONING COMPLIANCE APPLICATION ACCESSORY STRUCTURES**

Please fill out the application completely, sign and date below, and return to the City of Owosso Building & Zoning Department at the address above. **A zoning compliance certificate is required to construct a non-habitable detached accessory structure that is 200 square feet or less in area.**

**APPLICANT**

Name:	
Address:	City, State, Zip:
Phone:	E-Mail:

**PROPERTY OWNER**  Check box only if Property Owner is the same as the Applicant

Name:	
Address:	City, State, Zip:
Phone:	E-Mail:

Hereby make application to the City of Owosso Zoning Administrator under the City of Owosso, Code of Ordinances, **CHAPTER 38 – ZONING**, to construct as detailed below:

**ACCESSORY STRUCTURE (Check all that apply)**

<input type="checkbox"/>	Garage	<input type="checkbox"/>	Shed
<input type="checkbox"/>	Carport	<input type="checkbox"/>	Swimming Pool
<input type="checkbox"/>	Deck	<input type="checkbox"/>	Gazebo
<input type="checkbox"/>	Pool House	<input type="checkbox"/>	Greenhouse
<input type="checkbox"/>	Other	<input type="checkbox"/>	

Location Address:	
Property Tax ID Number:	Zoning District:
List all existing buildings on property (i.e. dwelling, shed, garage):	
Proposed Use:	Building Dimensions:

**PROPOSED BUILDING SETBACK FROM LOT LINES**

Front:	Rear:	Side:	Bldg. Height to Peak:	Bldg. Height to Eaves:
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**WHAT UTILITIES (ARE/WILL BE) AVAILABLE IN THE ACCESSORY STRUCTURE**

<input type="checkbox"/>	Electricity
<input type="checkbox"/>	Water
<input type="checkbox"/>	Sewer
<input type="checkbox"/>	Heat      Gas (forced air)      Gas (hot water)      Electric      Wood
<input type="checkbox"/>	Other (describe)



Applicant/Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Signature signifies full knowledge of requirements

**OFFICIAL USE ONLY**

I hereby certify that I have reviewed the plans for the purpose of zoning compliance only, not for construction.

Existing legal non-conformities: NO/YES: \_\_\_\_\_

Zoning Compliance Application: Approved \_\_\_\_\_ Denied \_\_\_\_\_

Remarks: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Zoning Official

\_\_\_\_\_  
Date

**Sec. 38-379. - Accessory buildings.**

Accessory buildings, except as otherwise permitted in this chapter, shall be subject to the following regulations:

- 1) 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.
- 2) Accessory buildings shall not be located in any required yard, except a rear yard.
- 3) An accessory building shall not occupy more than twenty-five (25) percent of a required rear yard, plus forty (40) percent of any non-required rear yard, provided that in no instance shall the accessory building(s) exceed the ground floor area of the main building.
- 4) 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.*
- 5) 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.*
- 6) 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.
- 7) 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.