



City of Owosso Building Department
 301 W. Main St. Owosso, MI 48867
 989-725-0535 building@ci.owosso.mi.us

**ACCESSORY STRUCTURE APPLICATION
 FOR ZONING COMPLIANCE**
\$75 application fee

A zoning compliance certificate is required to construct a non-habitable detached accessory structure and above ground swimming pools.

PROPERTY ADDRESS:	
PROPERTY OWNER INFORMATION:	
Name:	Address:
Phone Number:	Cell:
E-mail:	

APPLICANT INFORMATION: (if not property owner)	
Name:	Company Name:
Address:	
Phone Number:	Cell:
E-mail:	

Property tax id number:
Zoning district:
List all existing buildings on property and size: (i.e. dwelling, shed, garage)

TYPE OF ACCESSORY STRUCTURE: (check all that apply)	
<input type="checkbox"/> Garage	<input type="checkbox"/> Shed
<input type="checkbox"/> Carport	<input type="checkbox"/> Gazebo
<input type="checkbox"/> Greenhouse	<input type="checkbox"/> Above ground swimming pool
<input type="checkbox"/> Pool house	<input type="checkbox"/> Other
<input type="checkbox"/> Structure length:	<input type="checkbox"/> Structure width:
<input type="checkbox"/> Structure height:	<input type="checkbox"/> Structure square footage:

SETBACKS:	
<input type="checkbox"/> Front yard	<input type="checkbox"/> Rear yard
<input type="checkbox"/> Side yard	<input type="checkbox"/> House
<input type="checkbox"/> Other structures	<input type="checkbox"/>

WHAT UTILITIES ARE/WILL BE AVAILABLE IN THE STRUCTURE:	
<input type="checkbox"/> Electricity	<input type="checkbox"/> Water
<input type="checkbox"/> Sewer	<input type="checkbox"/> Heat – gas (forced air)
<input type="checkbox"/> Heat – gas (hot water)	<input type="checkbox"/> Heat – electric
<input type="checkbox"/> Heat – wood	<input type="checkbox"/> Other (describe)

NOTE: ELECTRICAL, PLUMBING AND/OR MECHANICAL PERMITS MAY BE REQUIRED

City of Owosso Zoning Ordinance 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 the 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 nonrequired 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.
8. 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.

Applicant/Owner Signature:	Date:
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OFFICE USE ONLY		
Existing legal non-conformities:	YES	NO
If yes, details:		
Zoning compliance application:	APPROVED	DENIED
Remarks:		
I hereby certify that I have reviewed the plans for zoning compliance only, not for construction.		
Zoning Official signature:	Date:	

