

# CITY OF SOUTHFIELD

## BUILDING AND ZONING PERMIT APPLICATION REQUIREMENTS FOR SHEDS, DETACHED GARAGES AND ACCESSORY BUILDINGS

A Building Permit Application is to be completed for either a Zoning or Building Permit:

- Sheds 200 square feet or less require a Zoning Permit. Rodent proofing (Rat Wall) is required with a concrete apron of not less than 4 inches in thickness extending not less than 8 inches above and not less than 24 inches below grade. Other non-decayable, water-resistant materials may be used in place of concrete with Building Official approval.**
  
- Sheds, detached garages and accessory buildings greater than 200 square feet require a Building Permit.**  
The Zoning Ordinance allows only one attached or detached private garage.
  
- Two copies of a site plan (Mortgage or Land Survey) must be submitted showing all structures on the property and the proposed location of the shed, detached garage or accessory building. Accurate dimensions are required indicating distance to property lines and building size as follows:**
  - 1) Structures can not be located in the required front or side yard setbacks.**  
Contact the Building Department for setback requirements
  
  - 2) For structures located in the rear yard a 3 foot minimum setback from the side or rear lot line is required and no construction is permitted within any utility easements.**
  
  - 3) For a corner lot side yard, structures must be set back a minimum of 25 feet from the street side.**
  
  - 4) The total building coverage on a lot shall not exceed 25% of the land area. The combined area of all accessory buildings shall not exceed the smaller of either 10% of the land area, or the gross area of the ground floor of the principal building.**
  
- Two copies of construction documents with wall section and foundation details are required for structures greater than 200 square feet. Structures greater than 600 square feet require a foundation with a minimum width of 12 inches and a minimum depth of 42 inches.**

- ▶ Fees required at time of application: \$50.00 bond deposit, refunded after final inspection.
- ▶ A Zoning Permit for sheds less than 200 square feet has a base fee of \$73.00 plus the \$50.00 refundable bond deposit.
- ▶ A Building Permit fee for sheds, detached garages and accessory buildings greater than 200 square feet is based on the cost of construction and is paid upon permit approval.
- ▶ Inspections required:  
Footing or Rat Wall and Final Call: (248) 796-4100
- ▶ Separate Permits are required for electrical and plumbing installations.