

# CITY OF SOUTHFIELD

## Department of Building & Safety Engineering

### Residential Building and Zoning Permit Application Requirements for Sheds, Detached Garages and Accessory Structures

- Sheds and accessory structures **200 square feet or less require a Residential Zoning Permit.** Sheds require rodent proofing (Rat Wall) with a concrete apron of not less than 4 inches in thickness and not less than 24 inches below grade. For wood sheds, wood framing shall be preservative treated, where less than 8 inches above grade and wood siding shall not be less than 6 inches from grade unless preservative treated.
- Sheds, detached garages and accessory structures **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 structure. Accurate dimensions are required indicating distance to property lines and building size as follows:
  1. Structures cannot 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 lotline is required and no construction is permitted within any utility easements.
  3. For a corner lot, the side yard setback is a minimum of 25 feet from the property line.
  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 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.

- **Zoning Permit Fees** required for **sheds** and **accessory structures less than 200 square feet:**  
Application fee: \$40.00  
Residential Zoning review fee: \$25.00  
Residential Zoning permit fee: \$60.00  
Refundable bond: \$50.00
  
- **Building Permit Fees** required for **sheds** and **accessory structures greater than 200 square feet:**  
Application fee: \$40.00  
Plan review fee: \$50.00 + .0018 x cost of construction  
Building permit fee: Construction value under \$10,000  
  \$60.00 plus valuation over \$1,000 multiplied by .016  
  Construction value over \$10,000  
  \$204.00 plus valuation over \$10,000 multiplied by .015  
Refundable bond: \$50.00
  
- **Inspections required:**  
Footing or Ret Wall and Final Inspection, Call (248) 796-4100
  
- Separate permits are required for electrical and plumbing installations.