

## Size Requirements for Residential and Agricultural Districts

### Size and Number.

Two detached accessory structures are permitted per parcel.

i. Lots containing less than 10,400 sq. ft. may have one detached accessory structure not exceeding 720 sq. ft. The other may not exceed 144 sq. ft.

ii. Lots containing 10,400 sq. ft. but less than 43,560 sq. ft. may have one detached accessory structure not exceeding 720 sq. ft. and the other may not exceed 144 sq. ft. An additional 20 sq. ft. may be added to the larger accessory structure for every 1,000 sq. ft. of lot area exceeding 10,400 sq. ft. with a maximum of 1,200 sq. ft.\*\*

iii. In addition to the above requirements, lots exceeding 43,560 sq. ft. may have one (1) detached accessory structure not exceeding the ground area of the principle dwelling on the lot, excluding porches or patios. The other may not exceed 144 sq. ft.

iv. Parcels on which exists a dwelling without an attached garage may construct two (2) detached accessory structures each totaling 720 sq. ft. or seven (7%) percent of the lot size, whichever is less; provided that the required rear yard coverage of 30% and total lot coverage of 25% is not exceeded.\*\*

\*\*Structures exceeding 720 sq. ft. must meet setbacks for the principle structure.

Rev. 12/2017

Visit Saginaw Charter Township's  
website at  
[www.saginawtownship.org](http://www.saginawtownship.org)

Saginaw Charter Township  
Community Development  
4980 Shattuck Road  
Saginaw, MI 48603  
(989) 791-9865



## Residential Accessory Structures

Saginaw Charter Township  
Community Development

A Guide to  
Rules and  
Regulations

## Typical Site Plan

### SETBACKS

On a corner lot, an accessory structure shall not project out any further into a street side yard than the existing house. If the accessory structure abuts a side yard, a side yard setback is required.

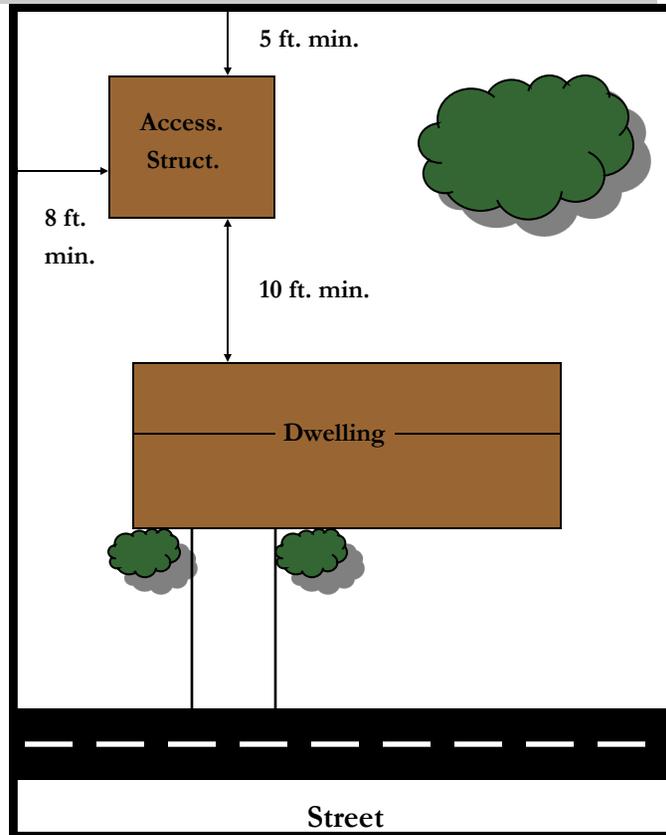
Detached accessory structures and uses containing 720 sq. ft. or less shall maintain a minimum side yard setback of 8 feet and rear yard setback of 5 feet when located 10 foot or more to the rear of the principal structure.

### PERMITS

Building permits are required for all accessory buildings, garages, storage sheds, and similar uses 200 square feet or larger. Zoning Permits are required for all accessory buildings, sheds, and similar uses less than 200 square feet.

Freestanding accessory structures with an area greater than 600 square feet or an eave height of greater than ten (10') feet require an approved foundation system extending 42 inches below grade.

In **ALL** cases, regardless if a building permit is required or not, the property owner remains responsible for compliance to the Michigan Residential Code (MRC). Additionally, compliance to the Township's zoning ordinance does NOT guarantee compliance to the MRC.



## REGULATIONS

### Building and Wall Height.

Detached accessory buildings may have a building height of 17 feet as measured from the average grade to the highest roof elevation. Building height may be increased as follows:

i. Detached accessory structures may match the roof pitch of the primary dwelling. (See staff)

### Setbacks.

Detached accessory structures or uses exceeding 720 sq. ft. must comply with the side and rear yard setbacks for principle structures or uses in the district in which they are located.

i. On a corner lot, an accessory structure or use shall comply with the street side yard setbacks of the principle structure on the lot. Where a rear line coincides with the line of an adjoining lot, an accessory structure shall not be closer than 8 feet to the common line.

ii. All detached accessory structures shall be located behind the front building line of the principle structure on the lot or parcel of land.

iii. A storage building of no more than 144 sq. ft. may be permitted with two (2') feet of the side or rear property lines.

iv. On double frontage lots, accessory buildings shall comply with the rear yard setback of 15 feet.

### Use of Accessory Structures.

Attached and detached accessory structures shall not be used as a dwelling unit or for any business, profession, trade or occupation.