

Garage & Shed Guide

PERMIT(S) – SHED/GARAGE > 200 SQUARE FEET

- Building Permit Application.** Be aware of any subdivision restrictions. Complete application *with valid email address*.
- Electrical Permit Application.** Only if electric will be installed.
- Plans.** Submit two (2) plans indicating the following:
 - Where shed will be located on property (stay out of easements);
 - Distance from shed/garage to property lines (minimum 3');
 - Ratwall (minimum size 6" x 18") or footing dimensions;
 - Door width (maximum 6');
 - Height (maximum 10' on lot size < ¼ acre, maximum 15' > ¼ acre);
 - Slab Depth (minimum 3 1/2");
- Construction Drawings.** Submit two (2) drawings for conventional framing or a pre-engineered building (i.e. wood or metal kit shed). Material lists by home center stores are not construction drawings!

SHED 51 - 200 SQUARE FEET

- Building Permit Application.** Include *email address*. Fees due at time of application.
- Plans.** Submit one (1) plan indicating the following:
 - Where shed will be located on property (stay out of easements);
 - Distance from shed/garage to property lines (minimum 3');
 - Ratwall (minimum size 6" x 18");
 - Door width (maximum 6');
 - Height (maximum 10' on lot size < ¼ acre, maximum 15' > ¼ acre);
 - Slab Depth (minimum 3 1/2");

******* START WORK ONLY AFTER PERMIT(S) ARE APPROVED *******

INSPECTIONS – SCHEDULE AT WWW.STERLING-HEIGHTS.NET

- Building Open Form Inspection.** Schedule after trenching & forming the concrete floor slab & rat wall. Pour concrete after approval.
- Electrical Trench Inspection.** Schedule if electric is being installed.
- Electrical Final Inspection.** Schedule prior to final building inspection.
- Building Final Inspection.** Last inspection. Schedule once construction is complete.

******* HAVE APPROVED PLANS ON SITE FOR ALL INSPECTIONS *******

GENERAL & ZONING REQUIREMENTS

- Concrete floors shall be poured in all detached garages, utility and storage buildings with a floor area over 50 square feet. The concrete floor must be a minimum 3-1/2" thick and in compliance with all applicable codes. A rat wall, 6" wide by 18" deep, is required around the perimeter of the slab. Structures over 400 square feet may require a foundation of 42" deep.
- Access from a second garage to a public or private street will not be permitted from an unpaved surface but shall be from the paved driveway required for the first garage or from a separate driveway.
- Where paving is proposed in the side yard to less than eighteen (18) inches from the property line, run off shall be contained within the property by reverse pitch of one and one-half (1-1/2) inches curb to prevent water, road salts or other substances from entering onto the adjoining proper.
- Maximum width of doors on shed is 6'.
- A detached accessory building or structure shall not be located in the front or the required side yards.
- No detached accessory building shall be located closer than ten (10) feet to any principal building.
- Attached accessory buildings are permitted to be located in the required rear yard provided they are not closer than three (3) feet to any lot line.
- In the case of a through lot, a detached accessory building or structure shall not be located in any required rear yard that abuts the front yard of an adjacent lot.
- In the case of a corner lot, accessory buildings (except sheds) shall not be located in either required front yard.
- Sheds not exceeding two hundred (200) square feet, when located on a corner lot, may extend ten (10) feet into the side street front yard setback, provided there is no paved access to the property line or curb cut.
- In no instance shall an accessory structure be located within a dedicated easement. NOTE: The applicant is responsible for researching the locations of any easements on the property. Approval of the location of the structure is based on easement locations provided by the applicant.
- Total lot coverage, including all buildings shall not exceed 30%.

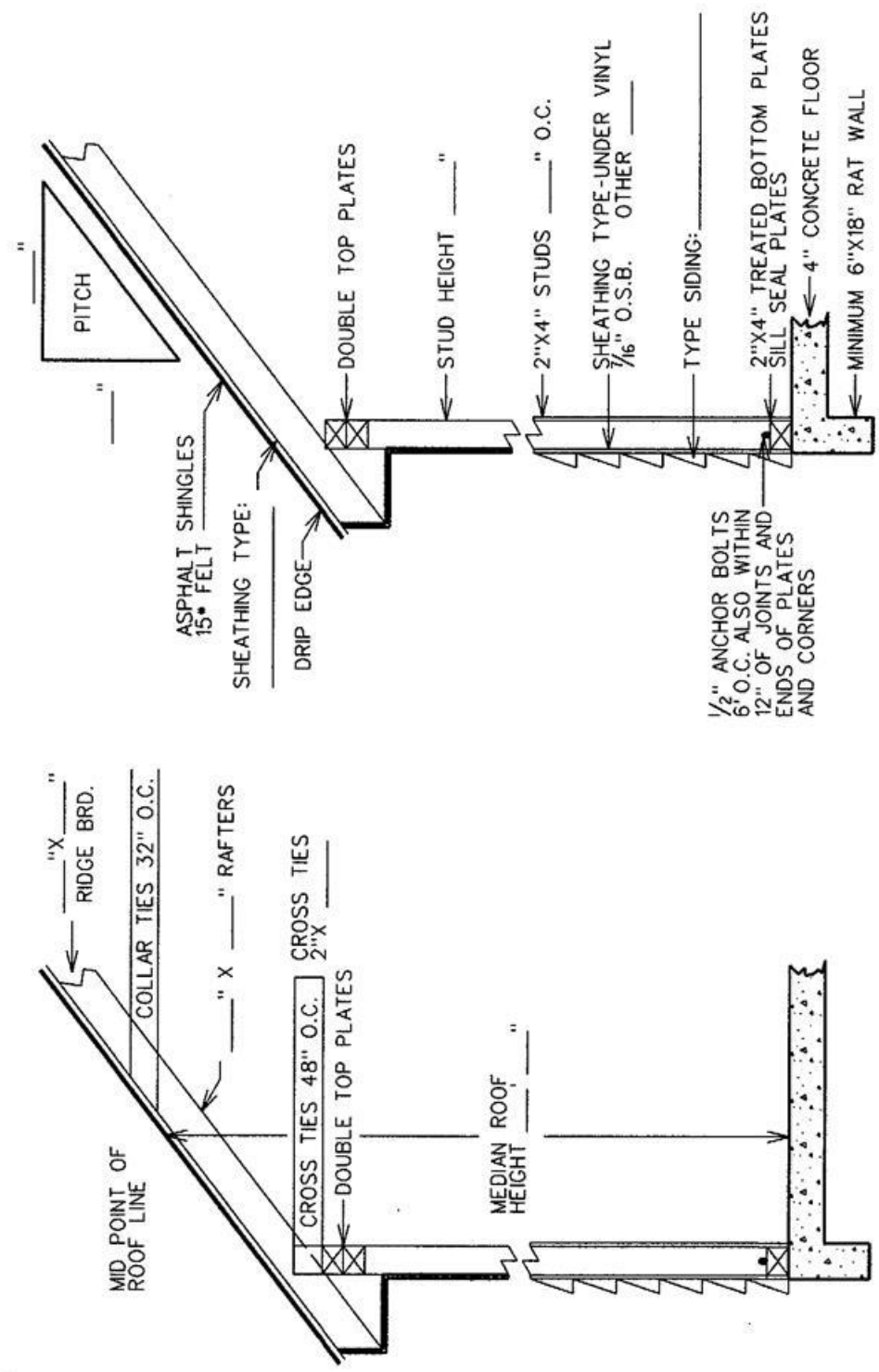
Parcels Zoned “One Family” ¼ acre or less (10,890 Sq Ft)	
	Only one unattached accessory structure (shed/garage) is allowed.
	If garage is attached to the house, one (1) shed, not exceeding 200 feet in area, shall be permitted.
	Garages cannot exceed fifteen (15) feet in height (measured to midpoint of roof) or 700 square feet.
	Sheds cannot exceed ten (10) feet in height (measured to midpoint of roof).

Parcels Zoned “One Family” greater than one-quarter(1/4) acre and less than one-half(1/2) acre (21,780 Sq Ft)	
	Freestanding accessory buildings including but not more than two (2) garages may be permitted.
	The total square footage of all detached accessory buildings shall not exceed one thousand (1,000) square feet.
	The minimum rear and side yard setbacks of accessory buildings exceeding nine hundred (900) square feet in size shall be twenty (20) feet.
	Maximum building height is fifteen (15) feet (measured to the midpoint of the roof).

Parcels zoned “one family”, that exceed one-half(1/2) acre (21,780 Sq Ft)	
	For each additional one-quarter (1/4) acre or portion thereof over one-half (1/2) acre, an additional two hundred (200) square feet of accessory buildings shall be permitted.
	The total square footage of all detached accessory buildings shall not exceed two thousand (2,000) square feet.
	The minimum rear and side yard setbacks of accessory buildings exceeding nine hundred (900) square feet in size shall be twenty (20) feet.
	Maximum building height is fifteen (15) feet (measured to the midpoint of the roof).

CITY OF STERLING HEIGHTS STANDARD DETAILS		GARAGE PLAN DETAIL	REVISIONS:
SAC	DATE: 1/9/15		

SITE ADDRESS: _____



ROOF INFORMATION:
 TRUSSES - PROVIDE SEALED TRUSS DIAGRAM FOR ROUGH/FINAL INSPECTION
 IF CONVENTIONALLY FRAMED - FILL IN ABOVE