

Shed & Garage Guide



ALL FEES DUE AT THE TIME OF APPLICATION

If the proposed shed is less than 50 square feet, no permit is required, but must meet the requirements for the location of the shed.

Permits for Sheds 51-200 Square Feet

- Building Permit Application:**
Be aware of any subdivision restrictions prior to application. Complete application *with valid email address*. Can be secured by homeowner or State of MI licensed contractor. Approved permits will be emailed to applicant. Applications can be submitted via email to bldg@sterling-heights.net
- Required Plans for Shed/ Garage- 1 set of plans only:**
 - Plot Plan (this can be hand drawn or you use satellite image of your property)**
 - 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")
 - Image of Shed**

Permit(s) for Sheds/ Garage > 200 Square Feet

- Building Permit Application:**
Be aware of any subdivision restrictions prior to application. Complete application *with valid email address*. Can be secured by homeowner or State of MI licensed contractor. Approved permits will be emailed to applicant. Applications can be submitted via email to bldg@sterling-heights.net
- Electrical Permit Application:**
Required for *any* electrical work is being installed in the shed or garage. Permits can be applied online at <https://www.sterling-heights.net/1922/Online-Permits>
- Required Plans for Shed/ Garage- 1 set of plans only:**
 - Plot Plan (this can be hand drawn or you use satellite image of your property)**
 - 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**
 - 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!
 - Picture of Proposed Shed.

*** Start Work Only After Permit Approved ***

*** Verify underground utilities - Call Miss Dig at 800-482-7171 ***

Inspections- Schedule Online (www.sterling-heights.net or Via QR Code on Permit

- 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 INSPECTION*****

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).

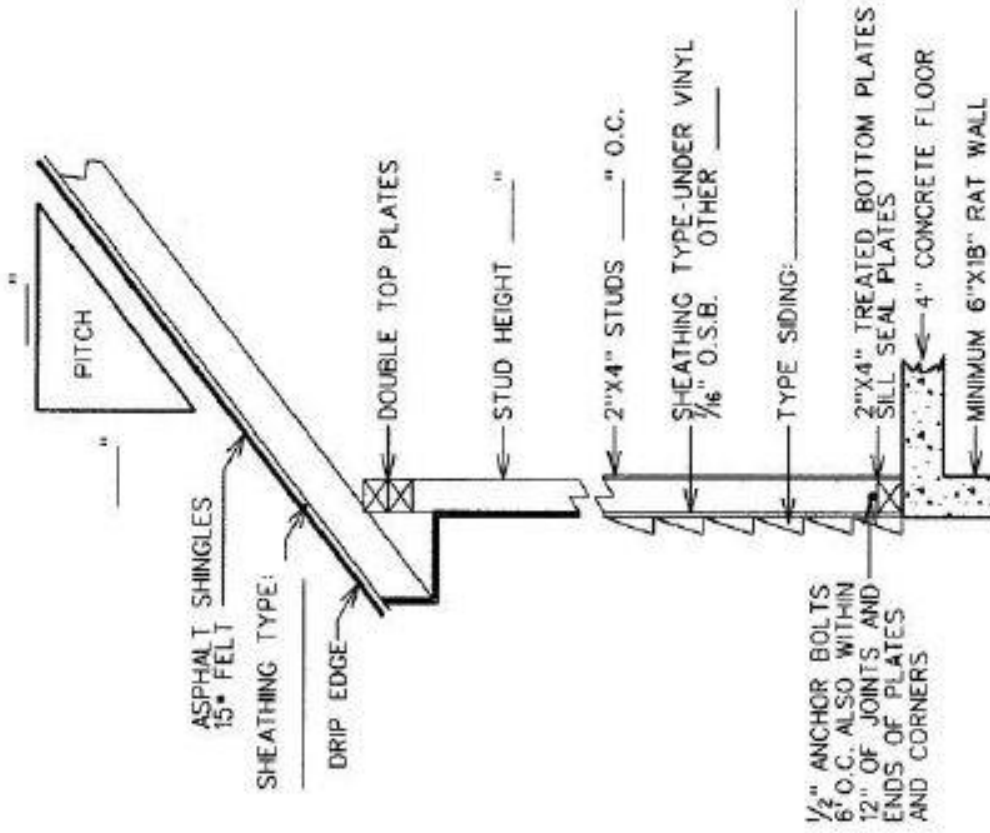
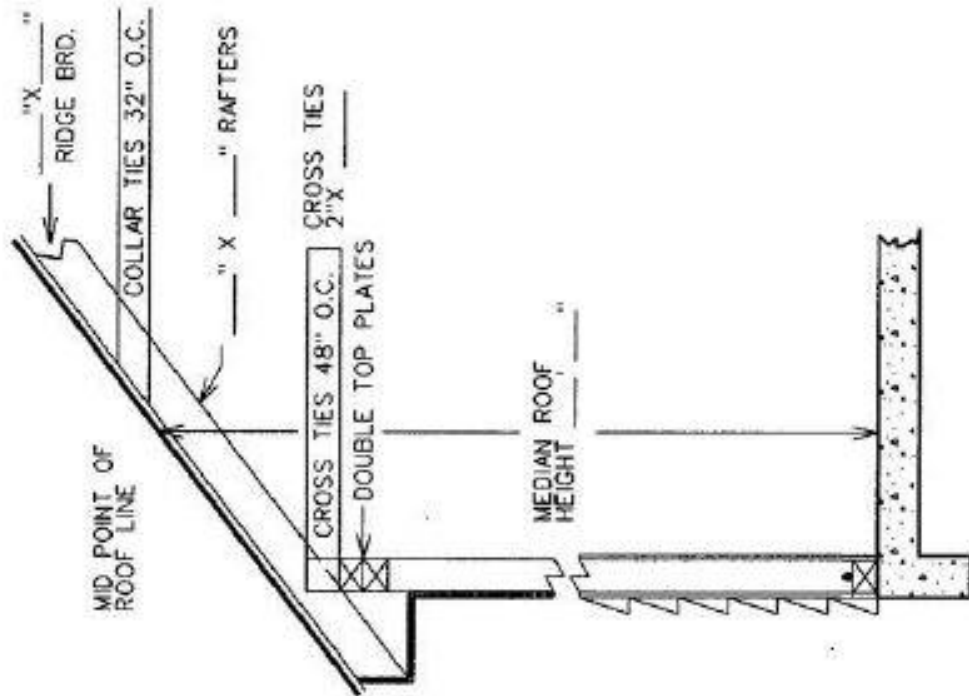
Parcels Zoned "One Family" greater than one-quarter (1/4) acre and less than one-half (1/2) acre (21,780 Sq. Ft.)

	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).

SITE ADDRESS: _____



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

CITY OF
STERLING HEIGHTS
STANDARD DETAILS

GARAGE PLAN
DETAIL

DATE: 1/9/15
REVISIONS:

SAC

Shed & Garage Plot Plan Sample:

