



CITY OF TROY
BUILDING DEPARTMENT
500 W BIG BEAVER
TROY, MI 48084
248-524-3344

ACCESSORY STRUCTURE STANDARDS

(GARAGES – SHEDS – CABANAS – GAZEBOS – ETC.)

THE FOLLOWING REGULATIONS ARE FROM SECTION 7.03, SECTION A-E OF THE TROY ZONING ORDINANCE REGARDING ACCESSORY STRUCTURES IN SINGLE FAMILY RESIDENTIAL ZONING. PLEASE CONSULT ZONING ORDINANCE FOR FULL TEXT.

ACCESSORY STRUCTURES ARE DIVIDED INTO THREE TYPES

- 1) **ACCESSORY BUILDINGS**
- 2) **ACCESSORY SUPPLEMENTAL BUILDINGS**
- 3) **ACCESSORY STRUCTURES**

SEE SECTION 2.02 FOR DEFINITIONS

THESE REQUIREMENTS APPLY TO ALL ACCESSORY BUILDINGS AND ACCESSORY SUPPLEMENTAL BUILDINGS

- **MAXIMUM AREA OF DETACHED BUILDINGS:** The total area of all detached accessory buildings and detached accessory supplemental buildings shall not exceed 450 square feet plus 2% of the total lot area. However, in no instance shall the total area of all detached accessory buildings and detached accessory supplemental buildings exceed the ground floor living area of the dwelling or 600 square feet whichever is greater.
- **MAXIMUM AREA OF ATTACHED BUILDINGS:** The total area of attached accessory buildings shall not exceed 75% of the first floor living area of the dwelling or 600 square feet whichever is greater.
- **EASEMENT RESTRICTIONS:** No building or structure shall be located within a dedicated easement or right of way.

- **FOUNDATION REQUIREMENTS:** All attached buildings and detached buildings larger than 600 square feet in area shall have a 12" wide x 42" deep minimum foundation. Detached buildings up to 600 square feet shall have rat-walls not less than 4" wide by 24" in depth, or built so that the floor framing and walls are located a minimum of 6" above the ground. This 6" space must remain open.

THESE REQUIREMENTS APPLY TO ALL DETACHED ACCESSORY BUILDINGS
(GARAGES, BARNs, STORAGE BUILDINGS/SHEDS)

- LOCATION ON THE LOT: Detached accessory buildings shall not be constructed in any yard, except a rear yard.
- MAXIMUM HEIGHT: Detached buildings shall not exceed one (1) story or 14 feet in height.
- SETBACKS: No detached accessory building shall be located closer than 10 feet to any main building, nor closer than 6 feet to any side or rear lot line.

THESE REGULATIONS APPLY TO ATTACHED ACCESSORY BUILDINGS

- HEIGHT, AREA, AND SETBACKS: Attached buildings must conform to all regulations of the Zoning Ordinance applicable to the main house.
- DOOR HEIGHT: The size of any door on an attached accessory building shall not exceed 10 feet in height.

THESE REQUIREMENTS APPLY TO ALL ACCESSORY SUPPLEMENTAL BUILDINGS
(CABANNAS, GAZEBOS, DOG HOUSES, PLAY HOUSES)

- MAXIMUM AREA: The total area of all detached accessory supplemental buildings shall not exceed 200 square feet.
- MAXIMUM HEIGHT: Detached buildings shall not exceed one (1) story or 14 feet in height.
- LOCATION ON THE LOT: An accessory supplemental building shall not be located in any front yard.
- SETBACKS: An accessory supplemental building shall be located a minimum of 6 feet to any side or rear lot line.

BUILDING PERMIT SUBMITTAL REQUIREMENTS

SUBMIT: Two (2) copies of a plot plan (i.e., mortgage survey), drawn to scale, showing size and location of the accessory structure on the site – distance from lot lines, distance from other buildings or structures on the property.

Two (2) copies of the construction plans (specification sheet if constructed from a kit) show the material to be used and spacing.

NOTE: **APPLY FOR A SOIL EROSION PERMIT AT THE TIME OF SUBMITTAL**
An additional copy of the plot plan will be required for the soil erosion permit application