



# SHED/ACCESSORY BUILDING BULLETIN (12/2020)

City of Frankenmuth

240 W. Genesee Street

Frankenmuth, MI 48734-1398

Phone: (989) 652-9901 • Facsimile: (989) 652-3451

**Note:** The below information is intended as a summary. Please refer to the City’s Zoning & Planning Code (amended by Ordinance No. 2019-03) for a complete copy of such regulations.

**General Notes - Prior to building a shed:**

- Determine the exact location of your property lines.
- Check subdivision [deed] restrictions, if applicable.
- Check for underground utilities by contacting MISS DIG at 811 (or 800-482-7171) at least 72 hours prior to excavating.



\* Please note that accessory buildings, for residential settings, larger than 200 square feet (s.f.), or any such building greater than one story in height, require a building permit.

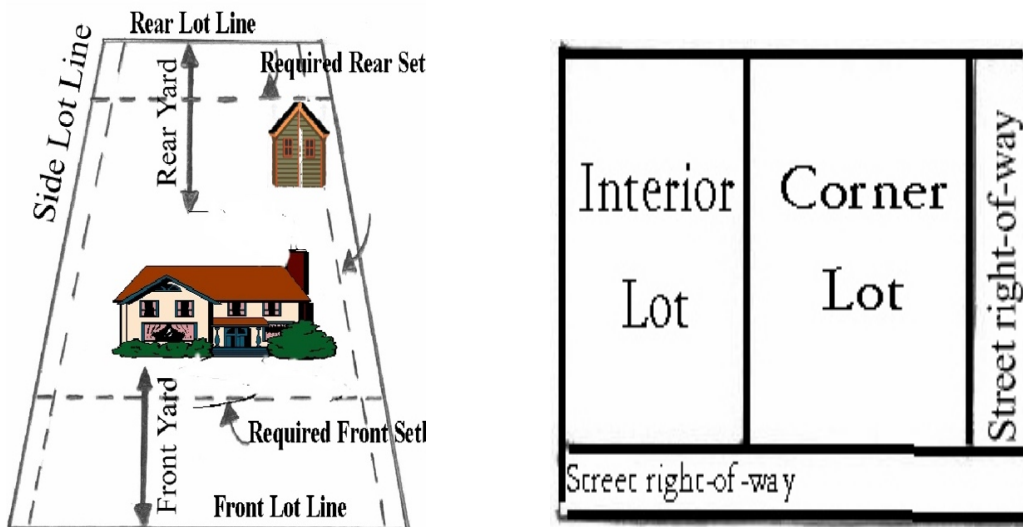
**Zoning District:** Residential Districts (i.e. RE, RA-1, RA-2, RA-3, MHR, RCD, R-PUD). Contact the Zoning Administrator for questions or information on other use districts at (989) 652-3430, x111.

*Accessory Building Defined.* Any structure used for storage that is not the dwelling or principal building for containing materials or persons. This includes but is not limited to gazebos, shade structures, smaller portable structures such as plastic outdoor storage containers. Neatly stacked firewood for personal use is considered an accessory structure and is permitted so long as it is no greater than 144 s.f. Accessory structures do not include improvements that are flush with the ground such as patios, sidewalks, etc.

**Setbacks (Minimums) See Figures A & B below:**

- Front. Not Applicable. No accessory building shed shall project into the front yard.
- Side. Interior Lots. 5 ft.; If accessory building is greater than 200 s.f., 10 ft. minimum.  
Corner Lots. 25 ft.
- Rear. 5 ft.; If shed is greater than 200 s.f., 10 ft. minimum.

**Figures A & B**



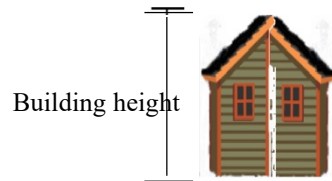
**Height (Maximum) See Figure C below:** Up to two structures for standard sized city lots are permitted as follows:

- For a structure up to 144 s.f., height cannot exceed 10 ft.
- For a structure up to 360 s.f., height cannot exceed 17 ft.

Note: Parcels greater than one (1) acre in size may have one detached accessory structure not to exceed 720 s.f. and an additional accessory structure not to exceed 144 s.f. The larger structure shall not exceed the height of the principal dwelling when viewed from the street and shall be no more than 22 feet tall when measured from average grade to roof peak. Sidewalls shall not exceed 12 feet. Additionally, such buildings require a frost-free footing when larger than 600 s.f.

The building height is measured from the average grade to the highest roof elevation.

**Figure C**



**Square Footage (Maximum):** Up to two structures are permitted as follows: 144 s.f. or 360 s.f.

**Cement Foundation Recommended - See Figure D (see below):** 4 inch floating slab - with rat wall.

**Anchoring:** According to the manufacturer’s specifications.

**Zoning Permit/Inspections:** \$47 fee for 2020, subject to annual adjustment. For final inspection, call (989) 652-3430, x111.

**Design:** The architectural design and/or exterior must conform to that of the dwelling. Where the nature of an accessory building requires a structural appearance inharmonious to that of the principal building, it shall be sufficiently screened from view from streets and adjacent lots by an opaque fence, landscaping, or hedge approximately five (5) feet in height.

**Property Assessment Value:** The value placed on the building is estimated at approximately \$10.00 per s.f.

**Figure D**

