Applying for an Accessory Structure Permit, Including Sheds/Detached Garages . . .

CHARTER TOWNSHIP OF CANTON
DEPARTMENT OF MUNICIPAL SERVICES
BUILDING & INSPECTION SERVICES
1150 S. Canton Center Road, Canton, MI 48188 • 734/394-5200

Submittal checklist and general zoning and building code guidelines:

- Completed compliance or building permit application (available online)
- Association approval letter (if applicable)
- (2) Plot plans with proposed building location and dimensions to all property lines and structures.
- (2) copies of exterior elevations and section drawings showing construction and exterior finish
  
  Pre-fabricated sheds will only require manufacturer’s specifications

Setbacks are determined by zoning district. This information is available by call our Planning & Zoning Department at (734) 394-5170. The Zoning Ordinance Schedule of Regulations lists the required setbacks per district.

Existing plot plans of residential lots may be available for your use. Call to request a copy from a permit counter attendant at (734) 394-5200, option #1 then 0.

Detached accessory structures shall conform to the proposed side setback requirements for the district in which they are located (no closer than six feet to any rear property line). Refer to Schedule of Regulations.

Accessory structures must be located out of all easements.

Any accessory building UNDER 200 s.f. must be placed on a 4” concrete slab with a min. 4” wide x 24” deep rat wall and require a compliance permit.

Any accessory building OVER 200 s.f. must be placed on a 4” concrete slab with a min. 12” wide x 24” deep rat wall and require a building permit.

All accessory buildings OVER 600 s.f. or 10’ in height must be placed on a 4” concrete slab with a min. 12” wide x 42” concrete foundation and require a building permit.

Pole barns require a min. 4” wide x 24” deep rat wall between post foundations.

The maximum height of the accessory structure cannot exceed the height of the principal structure or the maximum building height for the particular zoning district, whichever is less.

In any residential district, an accessory structure shall not have a door exceeding nine feet in height.

Platted subdivision lots are allowed a maximum of two outbuildings. The maximum floor area for the total of all accessory structures on a lot in residential or agricultural districts shall be found using the following formula:

33 percent the home footprint + one percent of the total lot area (provided that the total floor area of all accessory structures does not exceed 25 percent of the rear and side yards).

Example: 1000 sq. ft. house X .33 = 333 sq. ft. (33% of home)
          60’ X 100’ lot = 6000 X .01 = 60 (1% of lot area)
          Max. Floor area allowed: 393 sq. ft.

Schedule an inspection by using our Cityview Portal at  https://emsd.canton-mi.org/cityviewportal.


UPDATED: October 10, 2023
If you have any questions regarding these guidelines, please call a building inspector at 734/394-5200. Our webpage is http://www.canton-mi.org/190/Building-Inspection-Services

### 26.02 SCHEDULE OF REGULATIONS AGRICULTURAL AND RESIDENTIAL DISTRICTS

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Area (a)</th>
<th>Width (b) (feet)</th>
<th>Stories</th>
<th>Feet</th>
<th>Side Yards (g, h)</th>
<th>Minimum Floor Area (square feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>RA rural agricultural</td>
<td>40 ac.</td>
<td>600</td>
<td>3</td>
<td>35(f)</td>
<td>Front: 50, Rear: 50, Least: 25, Total: 50</td>
<td>Building Separation: 1,800, With Basement: 2,000</td>
</tr>
<tr>
<td>RR rural residential</td>
<td>5 ac.</td>
<td>250</td>
<td>3</td>
<td>35(f)</td>
<td>Front: 50, Rear: 50, Least: 25, Total: 50</td>
<td>Building Separation: 1,800, With Basement: 2,000</td>
</tr>
<tr>
<td>RE residential estate</td>
<td>2 ac.</td>
<td>250</td>
<td>3</td>
<td>35(f)</td>
<td>Front: 50, Rear: 50, Least: 25, Total: 50</td>
<td>Building Separation: 1,800, With Basement: 2,000</td>
</tr>
<tr>
<td>R-1 SF lot/site</td>
<td>1 acre</td>
<td>150</td>
<td>3</td>
<td>35</td>
<td>Front: 40, Rear: 50, Least: 20, Total: 40</td>
<td>N/A, Building Separation: 1800 sf, With Basement: 2000 sf</td>
</tr>
<tr>
<td>Detached condo</td>
<td>N/A</td>
<td>N/A</td>
<td>3</td>
<td>35</td>
<td>Front: 30, Rear: 40, Least: 20, Total: N/A</td>
<td>Building Separation: 25 ft, With Basement: 1800 sf, No Basement: 2000 sf</td>
</tr>
<tr>
<td>R-2 SF lot/site</td>
<td>20,000 sf</td>
<td>100</td>
<td>3</td>
<td>35</td>
<td>Front: 40, Rear: 50, Least: 15, Total: 35</td>
<td>N/A, Building Separation: 1600 sf, With Basement: 1800 sf</td>
</tr>
<tr>
<td>Detached condo</td>
<td>N/A</td>
<td>N/A</td>
<td>3</td>
<td>35</td>
<td>Front: 30, Rear: 40, Least: 15, Total: N/A</td>
<td>Building Separation: 20 ft, With Basement: 1600 sf, No Basement: 1800 sf</td>
</tr>
<tr>
<td>2-unit condo</td>
<td>N/A</td>
<td>N/A</td>
<td>3</td>
<td>35</td>
<td>Front: 30, Rear: 40, Least: 15, Total: N/A</td>
<td>Building Separation: 20 ft, With Basement: 1600 sf, No Basement: 1800 sf</td>
</tr>
<tr>
<td>R-3 SF lot/site</td>
<td>12,750 sf</td>
<td>85</td>
<td>2</td>
<td>25</td>
<td>Front: 30, Rear: 40, Least: 10, Total: 20</td>
<td>N/A, Building Separation: 1400 sf, With Basement: 1600 sf</td>
</tr>
<tr>
<td>Detached condo</td>
<td>N/A</td>
<td>N/A</td>
<td>2</td>
<td>25</td>
<td>Front: 25, Rear: 35, Least: 10, Total: N/A</td>
<td>Building Separation: 15 ft, With Basement: 1400 sf, No Basement: 1600 sf</td>
</tr>
<tr>
<td>2-unit condo</td>
<td>N/A</td>
<td>N/A</td>
<td>2</td>
<td>25</td>
<td>Front: 25, Rear: 35, Least: 10, Total: N/A</td>
<td>Building Separation: 15 ft, With Basement: 1400 sf, No Basement: 1600 sf</td>
</tr>
<tr>
<td>R-4/R-5 SF lot/site</td>
<td>8,400 sf</td>
<td>70</td>
<td>2</td>
<td>25</td>
<td>Front: 25, Rear: 35, Least: 5, Total: 15</td>
<td>N/A, Building Separation: 1300 sf, With Basement: 1500 sf</td>
</tr>
<tr>
<td>Detached condo</td>
<td>N/A</td>
<td>N/A</td>
<td>2</td>
<td>25</td>
<td>Front: 20, Rear: 35, Least: 10, Total: N/A</td>
<td>Building Separation: 10 ft, With Basement: 1300 sf, No Basement: 1500 sf</td>
</tr>
<tr>
<td>2-unit condo</td>
<td>N/A</td>
<td>N/A</td>
<td>2</td>
<td>25</td>
<td>Front: 20, Rear: 35, Least: 10, Total: N/A</td>
<td>Building Separation: 10 ft, With Basement: 1300 sf, No Basement: 1500 sf</td>
</tr>
<tr>
<td>R-6 single-family attached residential</td>
<td>(c)</td>
<td>(c)</td>
<td>2</td>
<td>25</td>
<td>Front: 50, Rear: 60, Least: 60, Total: 120</td>
<td>N/A, Building Separation: (l), With Basement: (l)</td>
</tr>
<tr>
<td>MR multiple-family residential</td>
<td>(c)</td>
<td>(c)</td>
<td>2</td>
<td>25</td>
<td>Front: 50, Rear: 60, Least: 60, Total: 120</td>
<td>N/A, Building Separation: (l), With Basement: (l)</td>
</tr>
<tr>
<td>RMH mobile home park district</td>
<td>5,500 sf(d)</td>
<td>45(d)</td>
<td>2</td>
<td>25</td>
<td>Front: 20(k), Rear: 10(k), Least: (k), Total: 20(k)</td>
<td>N/A, Building Separation: 720 sf, With Basement: 720 sf</td>
</tr>
</tbody>
</table>
1 - ____ x ____ foundation
2 - ____ concrete floor
3 - expansions under plates
4 - 2 x 4 bottom plate
5 - siding
6 - 2 x 4 studs ___ O.C.
7 - wind bracing
8 - double 2 x 4 top plates
9 - ____ , 2 x ____ cross ties
10 - ____ , 2 x ____ reverse ties
11 - collar ties
12 - 2 x 8 ridge
13 - 2 x 6 rafters ___ O.C.
14 - Plyscore roofing
15 - ____ shingles
16 - ____ 2 x ____ headers
### I. IDENTIFICATION

1. **Permit Applicant**
   - Phone
   - Mailing Address
   - City/State
   - Zip
   - E-mail Address

2. **Property Owner**
   - Phone
   - Mailing Address
   - City/State
   - Zip
   - E-mail Address

3. **Contractor**
   - Phone
   - Mailing Address
   - City/State
   - Zip
   - E-mail Address

4. **Architect or Engineer**
   - Phone
   - Mailing Address
   - City/State
   - Zip

### II. LOCATION OF IMPROVEMENT

- **Address**: Canton, MI
- **Main Cross Streets**
- **Subdivision/Complex**: Lot/Bldg
- **Business Name**
- **Suite**
- **Zoning District**
- **Phone**
- **Property ID#**

### III. TYPE AND COST OF IMPROVEMENT

#### A. Type of Improvement (please check)

- New Construction □
- First Occupancy □
- Reoccupancy □
- Interior Finish □
- Addition/Alteration □
- Demolition □
- Repair/Replacement □
- Name Change □
- Other □

#### B. Cost

- Total Cost of Building Improvements $ 
- Total Cost of Site Improvements $ 
- TOTAL PROJECT COSTS $
C. Use (please check)

- Single Family Residence
- Two Family Residence
- Multi Family Residence No. of Units
- Other
- Garage/Storage
- Commercial No. of Tenant Spaces
- Industrial No. of Tenant Spaces

D. Dimension

- Width
- Length
- Height
- Elevation
- Total Sq. Ft.
- No. of Stories
- Plan#

IV. NON-RESIDENTIAL CONSTRUCTION

- Occupant Load
- Principal Type of Construction
- Use Group
- Off Street Parking Spaces

DESCRIBE IN DETAIL the proposed use of the structure/building:

V. REQUIREMENTS

THERE MAY BE DEED RESTRICTIONS ON THIS PROPERTY NOT PERMITTING THIS PROJECT. PLEASE CHECK THE TITLE FOR ITS DEED RESTRICTIONS AND COVENANTS.

The location, ownership and detail must be correct, complete and legible. Separate applications are required for each project. Building plans, specifications, and a detailed plan must be filed with this application.

VI. Canton does not require HOA approval from local HOA's prior to issuing residential permits. It is the responsibility of the permit applicant and property owner to obtain all necessary approvals from their HOA's prior to any construction taking place. Canton will NOT issue permit refunds for permits reviewed, issued and then cancelled due to HOA requirements.

VII. VALIDATION

I hereby certify that the proposed work is authorized by the Owner of Record and that I have been authorized by the owner to make this application as his authorized agent and I agreed to conform to all applicable laws of this jurisdiction.

Applicant's Signature Date

Printed Name

VIII. BUILDING SERVICES REVIEW

- Estimated Cost
- Administrative Fee
- Receipt #
- Registration Fee
- Master/Tag #
- Plan Review Fee
- Permit #
- Underground Inspection
- Water/Sewer #
- Permit Fee

Total Permit Fee

Remarks

APPROVED FOR PERMIT:

Building Inspector Date Building Official Date
Section 23a if the state construction code act of 1972, 1972 PA 230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to person who are to perform work on a residential building or a residential structure. Violators of Sections 23a are subjected to civil fines.

<table>
<thead>
<tr>
<th>LICENSE NO.</th>
<th>EXPIRATION DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FEDERAL EMPLOYER ID NO. OR REASON FOR EXEMPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>WORKERS COMP INSURANCE CARRIER OR REASON FOR EXEMPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>MESC EMPLOYER NUMBER OR REASON FOR EXEMPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the Owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction.

Signature of Applicant        Date