

General Information

An accessory structure is defined as a shed, pole building, carport, deck, garage or lean-to.

Structures that are less than 200 square feet in area and 10 feet in height, do not require a building permit. They must, however, meet the setback requirement of 3 feet from the side and rear property lines.

How large a structure can be is determined by the size of the lot and the square footage of any existing accessory structures on the property (including attached garages).

The location where a structure can be situated on the property is determined by setback requirements outlined in the zoning district the property is located in.

Accessory structures are only allowed to be built on parcels that have an existing primary dwelling unit.

To view the General Provisions Chapter of the Zoning Ordinance, please visit our website at:

www.plainfieldmi.org



PLAINFIELD CHARTER TOWNSHIP

COMMUNITY DEVELOPMENT DEPARTMENT

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Thinking of Building an Accessory Structure?

Guide to the Building Permit Process for Constructing an Accessory Structure



The Building Permit Process

What you will need to submit:

Application for Residential Construction

This application can be found on our website or in the Community Development Department. It must be filled out by the contractor, or the homeowner who is either doing the work, or acting as a general contractor.

A Site Plan

A site plan for the purposes of a building permit is usually a survey or an aerial photo of a parcel. The proposed structure is added/sketched to the site plan, showing the distances between it and each of the lot lines, as well as distances between any existing buildings on the parcel.

Construction Drawings

These drawings will show elevations, cross sections, widths and heights of the proposed structure. Notes regarding the types and sizes of materials used will be required as well.

After you have submitted your application

Your application will be reviewed by the zoning official to ensure zoning requirements are met. Once zoning is approved, the building official will do a review of the construction drawings to ensure that it meets the Michigan Residential Building Code. When this has been approved, the permit can then be issued. You will receive a phone call notifying you that it is ready, and the associated fees that are due. A signature from the applicant is required when it is picked up and paid for.

Depending on your lot area, one of the following categories will apply that will determine the height, area and number of accessory structures allowed on your property. The information below will also tell you the minimum distance from the side and rear lot lines the proposed accessory structure can be located.

Lot Area (1 acre = 43,560 sq. ft.)	Maximum Accessory Building Height	Minimum Building Side Yard Setback ⁽¹⁾	Minimum Building Rear Yard Setback ⁽¹⁾	Maximum Number of Accessory Buildings ⁽²⁾⁽⁵⁾	Maximum Combined Size of All Buildings
21,780 sq. ft. or less	14 ft.	District* Setback	5 ft	1 Attached And/or 2 Detached	1,200 sq. ft. ⁽³⁾
21781 sq. ft. to 43,560 sq. ft. (1 acre)	16 ft.	District* Setback	5 ft	1 Attached And/or 2 Detached	1,500 sq. ft. ⁽⁴⁾
43,561 sq. ft. to 87,120 sq. ft. (2 acres)	16 ft.	District* Setback	5 ft	1 Attached And/or 2 Detached	1,800 sq. ft.
87,121 sq. ft. to 217,800 sq. ft (5 acres)	18 ft.	District* Setback	10 ft	1 Attached And/or 2 Detached	3,000 sq. ft.
217,801 sq. ft. or greater	25 ft.	20 ft	20 ft	1 Attached And/or 2 Detached	5,000 sq. ft.

- 1) Accessory Buildings less than 200 feet in size may be set back 3 feet from the side and rear property lines.
- 2) Also refer to section 3.01B.1.a and b. in the General Provisions Chapter of the Zoning Ordinance
- 3) In the required rear yard, accessory buildings shall cover no more than 10% of the required rear yard setback area.
- 4) In the required rear yard, accessory buildings shall cover no more than 15% of the rear yard setback area.
- 5) For lots 10 acres or greater in size, 1 attached and/or 3 detached accessory buildings are permitted
- 6) There is a limit of 1200 square feet for attached garages

There is a maximum of 1200 square feet for attached accessory buildings
There is a maximum of 2400 square feet for detached accessory buildings

*District Setbacks for Side Yards⁽⁶⁾

R-1: Single Family Residential	10
R-1A: Single Family Residential	5 feet
R-2: Two Family Residential	10 feet
R-3: Multi-Family Residential	Contact CDD
R-4: Mobile Home Parks	Contact CDD
RP: Rural Preserve	25 ft.
RE: Rural Estate	15 ft.

⁽⁶⁾On corner lots, accessory buildings and accessory structures shall meet the minimum setback required for the principal building. For more information, please consult the Community Development Department.

Fees

Fees are based on the value of the accessory building project – which includes materials and labor.

For residential building permits, there is a \$40 base fee, plus \$6.00 per thousand dollars of value.

The Township will accept cash, check or credit cards.

Permit Expiration

Your building permit is valid for one year after the issue date. Work must begin within 6 months of the issuance of the permit. All inspections must take place before the permit expires.

The building official will use discretion in extending permits and fees associated with an extension if a permit expires.