

ACCESSORY BUILDINGS

Definitions: Accessory buildings and structures shall be secondary and clearly incidental to the principal building on a parcel of land. Such buildings or structures shall therefore not be permitted as the only building or structure on a parcel of land.

Size: The combined floor area of all accessory buildings on a lot cannot be more than 800 square feet or one-half the ground floor of the main building, whichever is greater. Dog runs are excluded from the maximum lot coverage calculation.

Yard location: Accessory buildings or structures shall not be erected in any yard, except a rear yard.

Lot coverage: Maximum percentage of lot coverage, calculating the area of all structures (main building and all accessory buildings and structures) shall not exceed 35% (except corner lots which can't exceed 45%).

Setback: No detached accessory building or structure shall be located closer than 10 feet to any main building, or other accessory building or structure; nor shall any accessory building or structure (except swimming pools which have their own setback criteria) be located within 5 feet of the side lot line unless proper fire separation has been installed. An accessory building or structure may be located 18 inches from a side lot line with proper fire separation. No accessory building or structure shall be located within 5 feet to any rear lot line or easement. In no instance shall an accessory building or structure be located within a dedicated easement or right-of-way. NOTE: NO PART OF GARAGE (OVERHANG, GUTTERS, ETC.) SHALL ENCROACH INTO SETBACK OR EASEMENT.

Height:

Distance from Rear Lot Line to Structure	Height of Structure Allowed
0 to 5 feet	No structures permitted
5-35 feet	15 feet
Greater than 35 feet	Maximum height allowed in the zoning district.

An accessory building shall be considered 2 stories if the second floor contains a room (interior space at least 70 square feet in area with a ceiling height of at least 7 feet). Accessory buildings with 2 stories shall have proper fire separation as required by state building code. Attics which do not have sufficient headroom or area to qualify as a room are permitted for storage use only. Access to such storage area shall be permitted by ladder or drop down stairs only. In no instance, shall a rooftop deck on an accessory building be permitted.

Corner Lots:

On lots where a rear yard abuts a rear yard, the exterior side yard setback shall not be less than 10 feet.

On lots where a rear yard abuts a side yard, the required exterior side yard setback shall be as follows:

Distance from Rear Lot Line to Structure	Setback required
0 to 5 feet	No structures permitted
5-35 feet	25 feet
Greater than 35 feet	10 feet

Garages may be attached to the principal structure provided that the principal structure including the garage is at least 5 feet from the rear lot line and all other setback requirements are met. The garage door or combination of garage doors shall not exceed 18 feet.

Attached to main building: Where the accessory building or structure is structurally attached to a main building it shall be subject to, and shall conform to, all regulations of this chapter applicable to the main building. The width of a front loading attached garage shall not be greater than 45% of the total width of the entire building as measured along the front building line. The garage portion must also be stepped back at least 5 feet from the house portion of the building. All attached garages are to be separated from the main building by a firewall consisting of metal lath and one inch of plaster or two (2) layers of five-eighths (5/8") inch type X fireproof board with staggered joints or any other material approved by the building inspector. All openings in firewalls are to be fireproofed.

Garages-Minimum requirements: All garages must be built according to the following minimum requirements.

- 1) All poured concrete shall be at least six (6) bag cement content to each yard of sand and gravel and must have a compressive strength after twenty-eight (28) days of at least three thousand (3,000) pounds.
- 2) All ratwalls under frame unattached garages shall be not less than four (4) inches side and twenty-four (24) inches in depth. NOTE: Garage floor to be a minimum of four (4) inches concrete. Footings required under attached and masonry garages shall be eight (8) inches by forty-two (42) inches. All depths of footing and ratwall shall be measured below ground.
- 3) All garages shall be attached to footings with one-half inch bolts, six (6) foot on center and starting from front corner to tie down wall (or equivalent).
- 4) All garage floors must be properly pitched to expel surface water.
- 5) No concrete shall be poured unless sod shall be first removed and replaced with a minimum of two (2) inches of fill sand in the area to be covered by such concrete.
- 6) Framing shall be properly nailed to meet specifications of the building code and shall be wind braced at all corners, both ways.

7) All headers over doors and other openings shall conform to the following minimum schedule:

Span (feet)	Nonbearing	Bearing
8	2 - 2 x 8	2 - 2 x 10
9	2 - 2 x 10	2 - 2 x 12
16	2 - 2 x 12	3 - 2 x 12

- 8) Provide eavesdrops, downspouts and splash blocks.
- 9) Grading, as it relates to residential structures, shall be so developed as to drain surface water away from residential dwellings. A minimum slope of one-fourth inch in one foot shall be provided. Grading on a parcel shall be so developed as to prevent surface water from that parcel from flowing onto adjoining parcels (Ord. No. 3-82, Chapter 138 Section 138-132)
- 10) Provide roof or gabled vents.

Electrical Service: The City of Berkley does not require that garages or sheds be wired for electricity. However should you choose to do so, these are the minimum requirements: the garage must be serviced with a dedicated circuit. The circuit will provide 15 - 20 amp service. The service supply to the garage must be underground.

The minimum requirements will not provide enough power to charge an electric vehicle. If you think you may be purchasing an electric vehicle in the future, it will be less expensive to install the proper amount of power to your garage now rather than retrofitting it later.

EXEMPTIONS: Accessory buildings that are 36 square feet or less in square footage and 6 feet or less in height do not require a permit.

SKETCH

SHOW DISTANCE FROM REAR AND SIDE LOT LINES - LOCATION IN RELATION TO HOUSE
 - ELEVATION (FRONT & SIDE VIEW)

CONSTRUCTION PERMITS

2 SETS OF PLANS - (2) INSPECTION (ratwall, final) **(3) INSPECTIONS IF FIREWALL REQUIRED**