



**BUILDING DEPARTMENT  
SUMPTER TOWNSHIP  
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BELLEVILLE, MI 48111  
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**YOU ARE REQUIRED TO HAVE THE FOLLOWING ITEMS BEFORE A BUILDING PERMIT IS ISSUED FOR AN ACCESSORY BUILDING (garage/pole barn/etc.):**

**BE ADVISED: THE PLAN REVIEW PROCESS TAKES 3-4 WEEKS, ASSUMING PLANS ARE PROPERLY PREPARED.**

1. Application – with plot plan showing setbacks
2. \$40.00 plan review fee
3. Building location must be staked out with four (4) foot stakes. Twp lines (front & one side) must also be staked.
4. Architectural plans which adhere to the requirements of the 2015 Michigan Residential Code (MRC)
5. Tax ID # from tax bill
6. Copy of ownership records (ex: Warranty Deed, Land Contract, Property Transfer affidavit, etc.)
7. Two (2) sets of blueprints or drawings of the proposed structure. Please include cross section, elevations and (truss design from manufacturer). One set will be returned after approval from the Building Inspector.
8. Homeowner Affidavit – Unless proposed structure is being built by someone other than the owner, a copy of the builder's state license.

**A MINIMUM OF 3 INSPECTIONS MUST BE CALLED FOR:**

1. Footings or applicable foundation/post holes.
2. Rough Inspection – before covering interior structural members, included pre-slab inspection.
3. Final Inspection – concrete floor, all painting or staining (if applicable) and final grad (seeded).

**NOTICE: The water table affects most footing locations in Sumpter Twp. And the surrounding area. It is recommended by this office that the bottom of the footing by no less than one (1) inch above the water table. It is therefore recommended that a posthole be dug at the time of staking to a depth of four (4) feet. Before excavation, the hole will be inspected by the excavator. Example: If water in the post hole is at thirty (30) inches below the existing grade, the bottom of the footing shall be no more than twenty-nine (29) inches below the existing grade.**

Section 5.3. - Accessory buildings, structures and uses.

All accessory buildings, except as otherwise permitted in this ordinance, shall be subject to the following regulations:

(a) *Detached accessory buildings (residential).* Detached accessory buildings which are accessory to single-family residential uses in all residential districts, including the AG, RF, R, RM and RMH districts, with the exception of farm buildings and structures associated with a legally existing farm operation protected under the Right to Farm Act, shall conform to the following requirements:

- (1) *Relation to principal building.* Accessory buildings, structures and uses are permitted only in connection with, incidental to and on the same lot with a principal building that is occupied by a use permitted in the particular zoning district. In the agricultural (AG) district, an accessory building or structure may be permitted on a separate lot in conjunction with activity of a permitted use on another lot under the same ownership.
- (2) *Permit required and exemptions.* Before a building permit can be issued, a certificate of zoning compliance shall be sought and will be issued if determined by the zoning administrator that all ordinance provisions have been satisfied. The following accessory buildings are exempt from this standard:
  - A. One (1) shed of up to two hundred (200) square feet in area, no more than fourteen (14) feet tall and located within the rear yard.
  - B. School bus shelters.
  - C. Temporary buildings for the incidental sale of crops or products grown on the premises.
  - D. Portable storage containers, subject to section 6.57.
- (3) *Maximum number.* No more than two (2) detached accessory buildings shall be permitted on any lot. This standard does not apply to properties located within the agricultural (AG) or rural small farm (RF) district; however, the total combined gross floor area for detached buildings in all districts shall not exceed that permitted in subsection (4) below.
- (4) *Maximum size.* The maximum allowable size for the total of all detached buildings on an individual site shall be determined according to the following table:

Parcel Size	Maximum Combined Gross Floor Area
0.5 acres or less	1,000 sq. ft.
0.51 acres to 1 acre	1,600 sq. ft.
1.01 acres to 3 acres	2,200 sq. ft.
3.01 acres to 5 acres	3,000 sq. ft.
5.01 acres to 7 acres	3,800 sq. ft.
7.01 acres or larger	6,000 sq. ft.

- A. On lots three (3) acres or less in size, the gross floor area of an individual detached accessory building shall not exceed that of an existing principal building on site.
  - B. The maximum detached accessory building size for properties located within the RMH, manufactured housing park district, shall be 200 square feet.
- (5) *Required setbacks and maximum height.* Except as noted below, detached accessory buildings shall not be constructed closer to the front property line than any portion of the principal building and shall comply with the following setback and height requirements.

Building Size	Maximum Building Height	Minimum Side Setback	Minimum Rear Setback	Minimum Setback Between Buildings
800 sq. ft. or less	14 ft.	10 ft.	10 ft.	10 ft.
801 sq. ft. to 1,200 sq. ft.	16 ft.	10 ft.	10 ft.	10 ft.
1,201 sq. ft. to 1,600 sq. ft.	18 ft.	15 ft.	15 ft.	10 ft.
1,601 sq. ft. to 2,200 sq. ft.	18 ft.	15 ft.	15 ft.	15 ft.
2,201 sq. ft. to 3,000 sq. ft.	25 ft.	20 ft.	20 ft.	15 ft.
3,001 sq. ft. or larger	30 ft.	30 ft.	30 ft.	25 ft.

- A. Detached accessory buildings may be permitted closer to the front property line than the principal building where all of the following conditions are met:
  - (i) The property is located within the AG or RF district.
  - (ii) The property is over three (3) acres in size.
  - (iii) The accessory building is located at least seventy-five (75) feet from the front property line.
  - (iv) The design and architecture of the accessory building shall be compatible in appearance with adjacent development.
- B. If located on a corner lot, the detached accessory building may be located in the non-addressed front yard providing the front yard setback is comparable to the principal building on the adjacent lot. If located adjacent to a vacant lot, the accessory building shall meet the front yard setback of the particular zoning district for the non-addressed front yard.

- C. On lots three (3) acres or less in size, the height of a detached accessory building shall not exceed that of an existing principal building on site.
- (6) *Architectural compatibility.* All accessory buildings shall be architecturally compatible with the principal building (i.e., building materials, roof pitch, height, etc.). A determination of architectural compatibility can be referred to the planning commission at the sole discretion of the zoning administrator.
- (7) *Habitable space.* Habitable space is allowed within a detached accessory building subject to the special land use criteria and procedures of section 3.3 and the following:
  - A. No more than fifty (50) percent of the total floor area (combined first and second floors where applicable) may be occupied as habitable space.
  - B. The space may only be occupied by an immediate family member (i.e., father, mother, daughter, son, grandparent, and grandchild).
  - C. Under no circumstance shall the space be rented or cause to be occupied by someone other than an immediate family member.
  - D. All such detached accessory buildings shall be located no less than twenty (20) feet from a rear or side property line and thirty (30) feet from another building.
- (8) *Farm animals/by-products.* Structures housing farm animals or animal-by-products shall comply with the setback standards of section 6.40, unless exempted by the Michigan Right to Farm Act.

(Zoning Ord. of 2-10-09(6); Zoning Ord. of 9-9-14; Ord. of 1-12-16(1); Ord. of 1-23-2018(1), Art. 3, § 1)