



# TOWNSHIP OF BRUCE

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## ACCESSORY BUILDING REQUIREMENTS

Revised 5/1/17

One story detached accessory structures that are less than 200 square feet in size do not require a building permit per Section R105.2 of the Michigan Residential Code. A site plan must be submitted for all accessory buildings, regardless of size, and requirements of Bruce Township Zoning Ordinance #161 Section 2.02 must be followed. (The Ordinance section is included in this package.)

### Building Permit Application Requirements:

- A. Site Plan shall include, but not be limited to, the following:
  1. distance from proposed building to all property lines and structures
  2. location of all existing buildings, septic field, well, sump line, and easements
- B. Building Plans (2 complete sets) shall include, but not be limited to, the following:
  1. floor plan showing all doors, windows and truss/rafter layout
  2. typical wall section
  3. buildings over 850 square feet must have a Declaration of Zoning Compliance filed with the Macomb County Register of Deeds (Zoning Ordinance Section 2.02.3.a.)

**Fees:** Minimum building permit fee--\$75.00      Accessory Buildings- \$0.15 square foot

### Financial guarantees -

Estimated Cost of Construction	Amount
\$1,000 to 1,999	\$ 50.00
2,000 to 4,999	100.00
5,000 to 9,999	200.00
10,000 to 49,999	300.00
50,000 plus	300.00 plus \$5.00 per \$1,000 over \$50,000

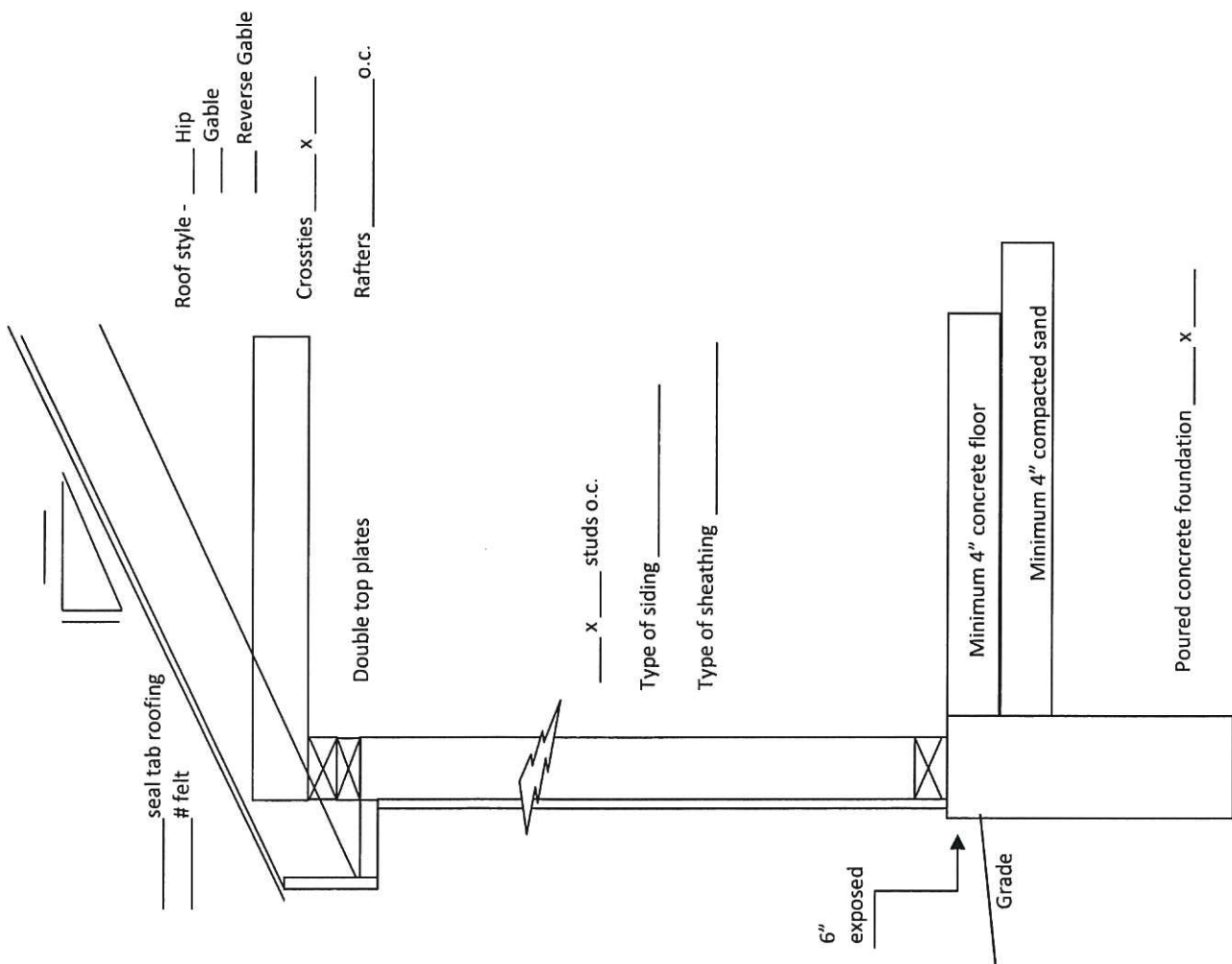
### Accessory Building – conventional construction:

Studs: 16" on center  
 Minimum siding: 5/8" wood  
 Corner studs: 3  
 Wind braces: all corners unless 1/2" plywood is used  
 Collar ties: 48" on center  
 Expansion: no  
 Felt: 15# felt under shingles  
 Louver: no  
 Reverse ties: yes  
 Footing: min 8" x 42"  
 Ratwall (pole barn construction): min. 2" each side of finished wall x 24"

Base under aluminum siding:  
 celotex: 1/2"  
 boards: 1 x 6  
 plywood: 1/2" exterior  
 Ridge board: one size larger than rafters  
 1/2" sill bolts within 12" each corner and  
 8' on center max (sill plate  
 abutting masonry must be treated lumber)  
 Sand: min 4"  
 Floors: 4"

### Rafters & Cross Ties:

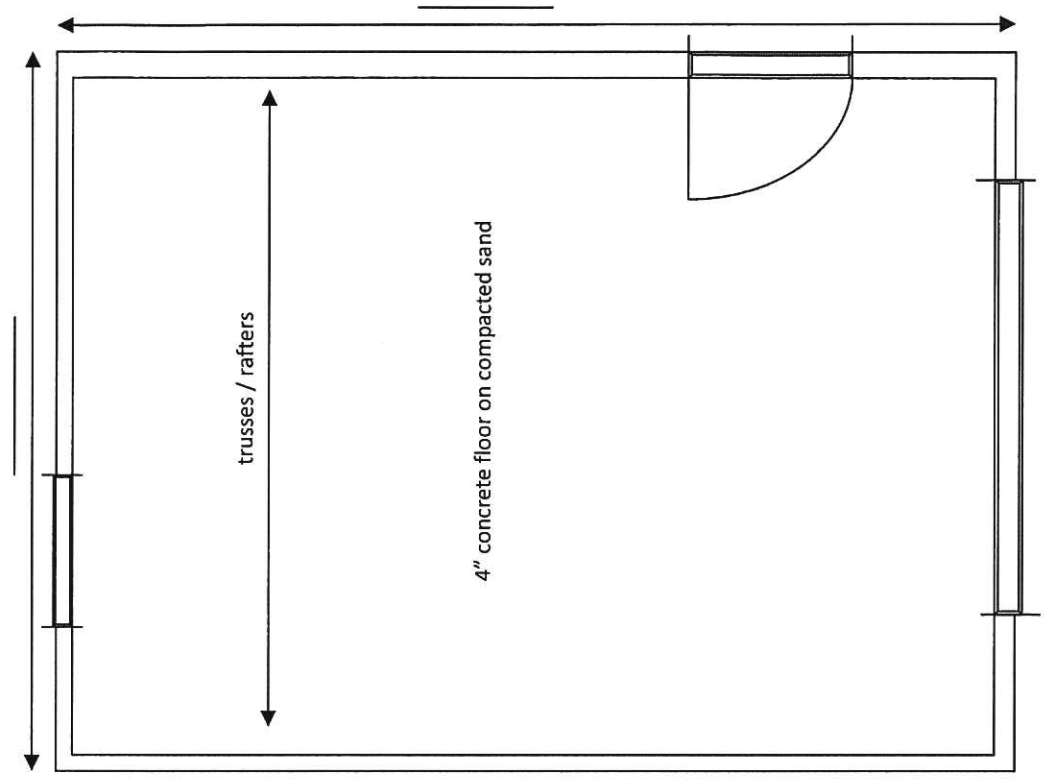
Garage Width	Gable Roof		Hip Roof		Hip Rafter	Cross Ties	Overhead Door Headers		
	Size / OC	Size / OC	Size / OC	Size / OC			Opening	Non Bearing	Bearing
14'	2x4	16	2x4	16	2x6	3	2x4	8' 2- 2x8	2- 2x10
16'	2x6	24	2x6	24	2x8	3	2x4	9' 2- 2x8	2- 2x10
18'	2x6	16	2x6	16	2x8	3	2x4	16' 2- 2x12	3- 2x12
20'	2x6	16	2x6	16	2x8	3	2x6	*2- 2x12 with 1/2" plate or 2x12 with channel	
22'	2x6	16	2x6	16	2x8	3	2x6		
24'	2x6	16	2x6	16	2x8	2	2x6		



Roof style -  Hip  
 Gable  
 Reverse Gable

Crossies  x  o.c.

Rafters  o.c.



Overhead door headers: \_\_\_\_\_

Corner studs: \_\_\_\_\_

Wind braces: \_\_\_\_\_

Width x Length x Height: \_\_\_\_\_

## Sample Plan

**Section 2.02 ACCESSORY BUILDINGS TO ONE AND TWO-FAMILY RESIDENTIAL USES.**

1. Accessory buildings or structures in all single-family residential districts shall be customarily incidental to the principal structure or use and shall be subject to the following regulations:
  - a. No accessory building shall be constructed prior to the enclosure of the principal building.
  - b. An accessory building shall not be used for any business, profession, trade or occupation, nor shall it be used for any residential living purpose.
  - c. No detached accessory building or structure shall be located closer than twelve (12') feet to any principal building; nor shall it be located closer than ten (10') feet to any side lot line in the RS, R1 and R1A zones, or eight (8') feet in R1B, and five (5') feet in R1C zone; or ten (10') feet to any rear lot line.
  - d. Accessory buildings shall not occupy the required front yard, or the required street-side yard on a corner lot or parcel.
  - e. An accessory building or structure may be constructed in the non-required side yard, provided the Building Official determines such to be architecturally compatible with the principal building.
  - f. Accessory buildings located in the rear yard shall be constructed of stone, face brick, finished metal, wood or similar materials.
  - g. Decks may be permitted, provided such are not located in the required side yard or easement, or project more than fifteen (15') feet into the required rear yard.
  - h. Accessory buildings shall be constructed with a "rat wall" which shall extend eighteen (18) inches below grade and shall be constructed of concrete, masonry block, or treated wood.

*Amended: 08-19-09 (161-101-08)*
  - i. Accessory buildings and structures up to 850 square feet shall not exceed 22 feet in height. Accessory buildings and structures over 850 square feet shall not exceed 29 feet in height.
  - j. The area above the first floor of an accessory building may be utilized as a loft for additional storage. The second floor shall not be utilized for living quarters or for the purposes of a home occupation or business.

*Amended: 09-15-10 (161-109-10)*
2. Accessory buildings on lots or parcels less than 90,000 square feet (2.066 acres) shall also meet the following regulations:
  - a. Accessory buildings and structures shall have a ground floor area that shall not exceed 850 square feet or exceed twenty two (22) feet in height as measured from the ground to the ridge line.
  - b. An accessory building shall be located in a rear yard or in the non-required side yard, provided the building official determines such to be architecturally compatible with the principal building.
  - c. There shall be no more than one (1) accessory building.
3. Accessory buildings located on parcels of land greater than 90,000 square feet (2.066 acres) or greater but less than five (5) acres shall meet the following regulations:
  - a. Accessory buildings and structures shall have a combined gross total ground floor area that shall not exceed 1,700 square feet or exceed twenty nine (29) feet in height as measured from the ground to the ridge line.
  - b. Accessory buildings greater than 850 square feet shall require that the owner sign a Declaration of Zoning Compliance for an Accessory Building in Bruce Township prior to the issuance of a building permit.
  - c. On property greater than 90,000 square feet, two accessory buildings shall be permitted without special land use.

4. Accessory buildings located on parcels of land of at least five (5) acres but less than ten (10) acres shall meet the following regulations:
  - a. Accessory buildings and structures shall have a combined gross total ground floor area that shall not exceed 2,720 square feet or exceed twenty nine (29) feet in height as measured from the ground to the ridge line.
  - b. Accessory buildings greater than 850 feet shall require that the owner sign a declaration of Zoning Compliance for an Accessory Building in Bruce Township prior to the issuance of a building permit.
  - c. Two accessory buildings shall be permitted without special land use.
5. Accessory buildings located on parcels of land of at least ten (10) acres but less than fifteen (15) acres shall meet the following regulations:
  - a. Accessory buildings and structures shall have a combined gross total ground floor area that shall not exceed 3,270 square feet or exceed twenty nine (29) feet in height as measured from the ground to the ridge line.
  - b. Accessory buildings greater than 850 feet shall require that the owner sign a declaration of Zoning Compliance for an Accessory Building in Bruce Township prior to the issuance of a building permit.
  - c. Two accessory buildings shall be permitted without special land use.
6. Accessory buildings located on parcels of land of at least fifteen (15) acres shall meet the following regulations:
  - a. Accessory buildings and structures shall have a combined gross total ground floor area that shall not exceed 4,120 square feet or exceed twenty nine (29) feet in height as measured from the ground to the ridge line.
  - b. Accessory buildings greater than 850 feet shall require that the owner sign a declaration of Zoning Compliance for an Accessory Building in Bruce Township prior to the issuance of a building permit.
  - c. Two accessory buildings shall be permitted without special land use.
7. The following accessory buildings and structures may be permitted as a special land use, subject to the provisions of Section 27.00 (review Standards) and Section 27.01 (Procedures), and a Planning Commission determination that: 1) there is proportionality between the size of the lot, street frontage, and the size of the accessory structure; and 2) the accessory structure is in harmony with the principal structure, the environment, the topography, and the surrounding properties.
  - a. Accessory buildings and structures that exceed a combined gross total floor area or height than that permitted within the specified lot size.
  - b. Accessory buildings that are proposed to be located in the non-required front yard, non-required street side yard, or the non-required side yard.
  - c. For more than two (2) accessory buildings or structures.
8. Accessory buildings used as an integral part of a bona fide agricultural operation are exempt from the requirements noted above with the exception of building location and setbacks.

*Amended: 02-11-91 (161-03-90)  
06-08-92 (161-07-92)  
04-21-93 (161-10-93)  
02-18-98 (161-25-98)  
06-20-07 (161-65-07)  
09-17-08 (161-77-08)  
09-15-10 (161-109-10)  
02-19-14 (161-115-14)*