



# TOWNSHIP OF BRUCE

## Building Department

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### ACCESSORY BUILDING REQUIREMENTS

amended 3/2021

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 requirement of Bruce Township Zoning Ordinance #161 Section 5.1 must be followed. (The Ordinance section is included in this package.)

#### I. Building Permit Application Requirements

- A. SITE PLAN (2 copies) 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.**
- C. APPLICATION FEE: A non-refundable fee shall be submitted at the time of application. Upon permit issuance, the application fee will be credited to the plan review and building fees.
- D. HOMEOWNERS ASSOCIATION APPROVAL if applicable. HOA's may have restrictions that are different from Bruce Township regulations/ordinances. Please check with HOA prior to application.

- II. Fees: Minimum building permit fee -- \$75.00 Accessory Buildings-- \$0.15 square foot  
Plan review fee \$50.00

#### 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" Rafters & Cross Ties:

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"

Garage Width	Gable Roof		Hip Roof		Cross Rafter Ties	Overhead Door Headers				
	Size/OC	Size/OC	Size/OC	Size		No./Size	Opening	Non Bearing	Bearing	
14'	2 x 4	16	2 x 4	16	2 x 6	3	2 x 4	8'	2- 2x8	2- 2 x 10
16'	2 x 6	24	2 x 6	24	2 x 8	3	2 x 4	9'	2- 2 x 8	2- 2 x 10
18'	2 x 6	16	2 x 6	16	2 x 8	3	2 x 4	16'	2-2 x 12	3- 2 x 12
20'	2 x 6	16	2 x 6	16	2 x 8	3	2 x 6	*2-2x12 with 1/2"plate or 2x12 with channel		
22'	2 x 6	16	2 x 6	16	2 x 8	3	2 x 6			
24'	2 x 6	16	2 x 6	16	2 x 8	2	2 x 6			

## 5.1 Accessory Buildings

A. Accessory buildings or structures to one and two-Family residential uses shall be customarily incidental to the principal structure or use and shall be subject to the following regulations:

1. No accessory building shall be constructed prior to the enclosure of the principal building.
2. An accessory building shall not be used for any business, profession, trade or occupation, nor shall it be used for any residential living purpose.
3. 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.
4. Accessory buildings shall not occupy the required front yard, or the required street-side yard on a corner lot or parcel.
5. Accessory buildings located in the rear yard shall be constructed of stone, face brick, finished metal, wood or similar materials.
6. 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.
7. Accessory buildings requiring a permit 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.
8. 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.
9. 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.
10. The gross floor area of an accessory building shall include any area covered by a roof, including but not limited to, eaves and overhangs in excess of 18 inches.

TABLE 5.A.10

MAXIMUM AREA OF ACCESSORY BUILDINGS

### Lot Size Max. Gross Flr. Area Max. Height Max. # of Accessory Bldgs

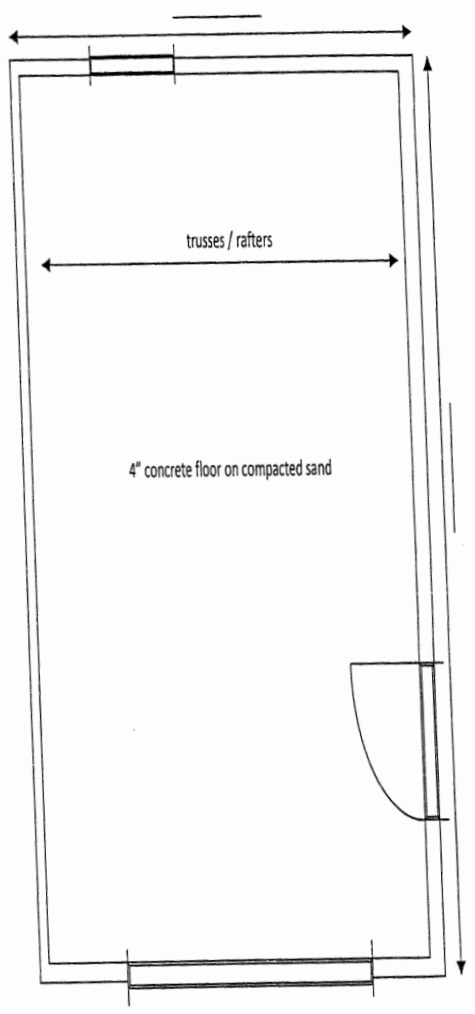
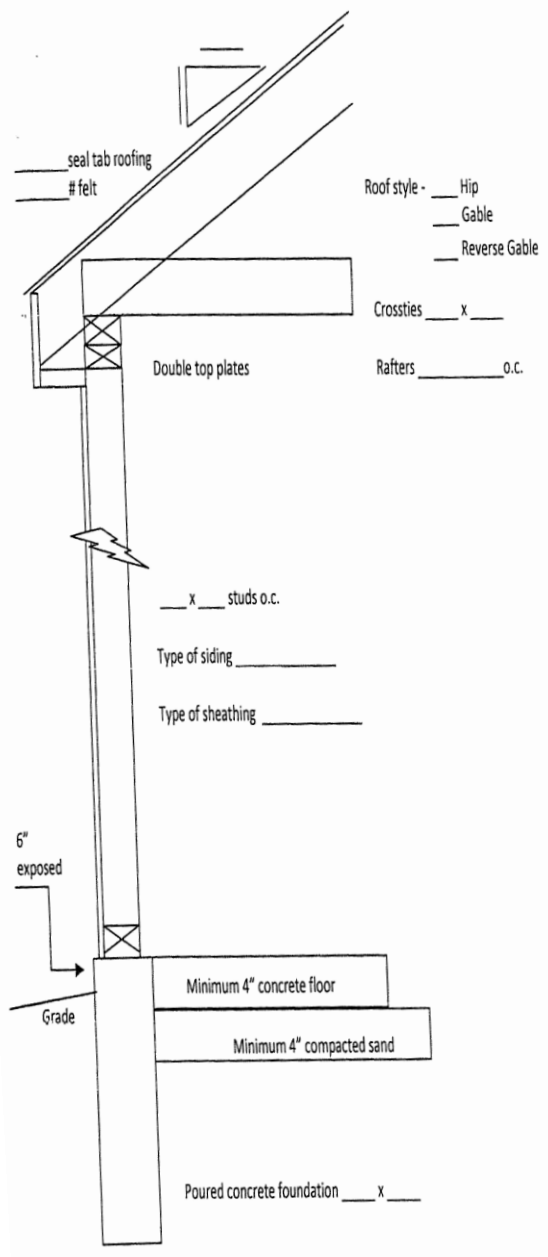
Lot size	Max. Gross Flr Area	Max Height	Max # of Accessory Bldgs
< 90,000 sq. ft. (2.066 ac.)	850 sq. ft.	22 ft.	1
90,000 < 5 ac.	1,700 sq. ft.	29 ft.	2
5 ac. < 10 ac.	2,720 sq. ft.	29 ft.	2
10 ac. < 15 ac.	3,270 sq. ft.	29 ft.	3
15 ac. <	4,120 sq. ft.	29 ft.	3

11. The maximum gross floor area of an accessory building shall be as set forth in table 5.A.10 above.
12. Storage or shipping containers and similar structures used as accessory buildings on a lot shall be counted toward overall allowances for total square footage and permitted number of accessory buildings.

B. The following accessory buildings and structures may be permitted as a special land use, subject to the provisions of Section 6.2 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.

1. Accessory buildings and structures that exceed a combined gross total floor area or height than that permitted within the specified lot size.
2. Accessory buildings that are proposed to be located in the non-required front yard, nonrequired street side yard, or the non-required side yard.
3. For more than the permitted number of accessory buildings or structures.

- C. 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.
- D. Accessory buildings in the RM-1, RM-2, RM-3, O-1, C-1, C-2, C-3, I-R-O, M-1 and P-I Districts shall be subject to the same restrictions as the main building.



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

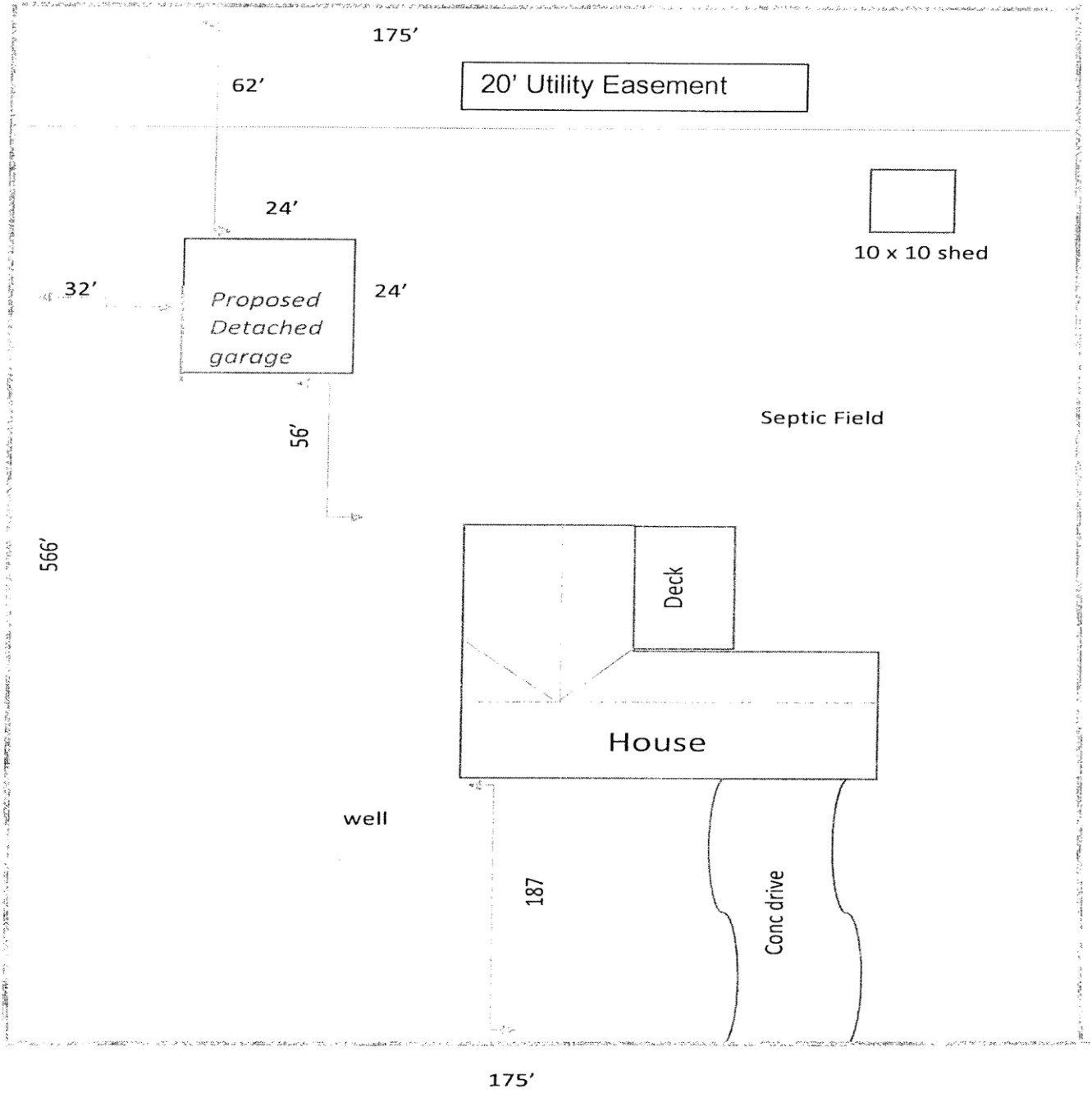
Corner studs: \_\_\_\_\_

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

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

*Sample Plan*

# SAMPLE SITE PLAN



566'

12345 Street Name