



TOWNSHIP OF BRUCE

Building Department
 223 East Gates Street
 Romeo, Michigan 48065
 Building Department Direct Line: 586-258-7053
 General Office Phone: 586-752-4585 extension 122
 Fax: 586-752-4866
 Email: building @brucetwp.org
 Web: www.brucetwp.org

ACCESSORY BUILDING REQUIREMENTS

amended 12-2021

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 \$50.00 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	Hip Rafter	Cross Ties	Overhead Door Headers		
	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. The materials and colors of any accessory building shall match or complement the principal building. Where a determination of compatibility cannot be reached by the Building Department, the application may be referred to the Supervisor for a final determination.
 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.
 11. The maximum gross floor area of accessory buildings shall be as set forth in table 5.1.A.11, though in no instance shall an accessory building on a lot 2.066 acres in size or less exceed the ground floor square footage of the principal building on the site.

TABLE 5.1.11			
MAXIMUM GROSS FLOOR AREA OF ACCESSORY BUILDINGS			
Lot Size	Max. Gross Flr. Area	Max. Height	Max. # of Accessory Bldgs
Up to 43,560 sq. ft. (1 ac.)	850 sq. ft.	22 ft.	1
43,561 sq. ft. - 90,000 sq. ft.	1,200 sq. ft.	22 ft.	1
90,000 sq. ft. < 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

12. The maximum permitted size of an attached garage shall be one third (1/3) of the total square footage of the living area of the house, or as set forth in the following table, whichever is greater:

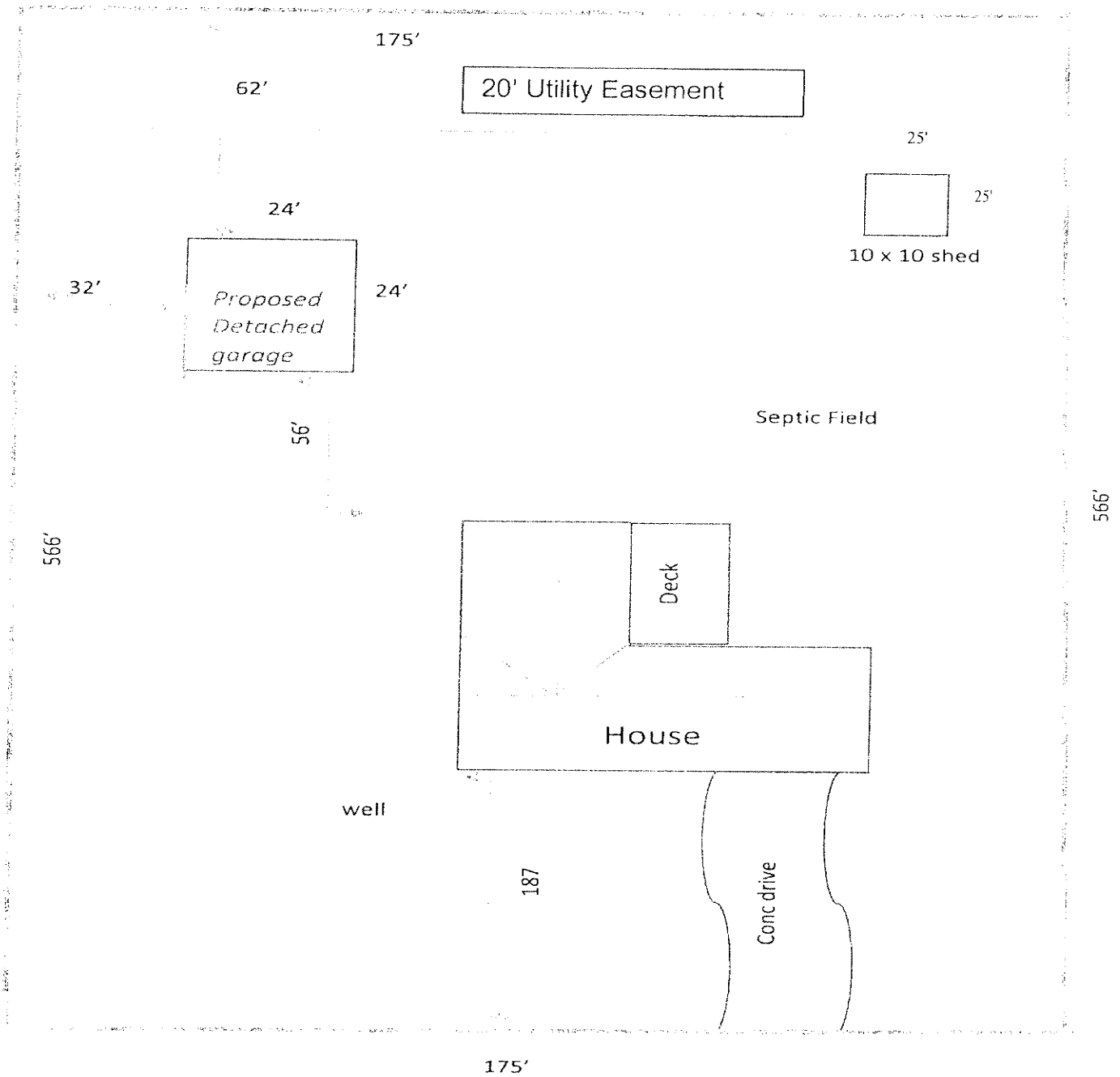
Lot Size	Maximum Attached Garage Size
0 sq. ft. to 65,340 sq. ft.	900 sq. ft.
65,341 sq. ft. to 5 acres	1,200 sq. ft.
Over 5 acres	1,500 sq. ft.

An attached garage exceeding the maximum size may be permitted as a special land use, subject to the provisions of 161-6.2 and a Planning Commission determination that:

- a. There is proportionality between the size of the lot, size of the home, street frontage, and the size of the proposed garage.
 - b. The design of the garage reduces its visual presence from the public right-of-way.
 - c. The garage does not exceed 60% of the square footage of living area in the house.
 - d. The garage is integrated harmoniously into the design of the home.
13. A garage, as defined in this ordinance, shall be regulated as an attached garage if any of the following conditions apply:
- a. The garage is located within 25 feet of the principal building, and there is no other attached garage on the property.
 - b. The garage is structurally attached to the principal building by a roofline enclosing a habitable space or an attic, and the distance between the nearest outer wall of the garage and the outer ground floor wall of the principal building is not greater than 35 feet.
 - c. The materials and colors of the proposed garage shall match the principal building.
14. 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

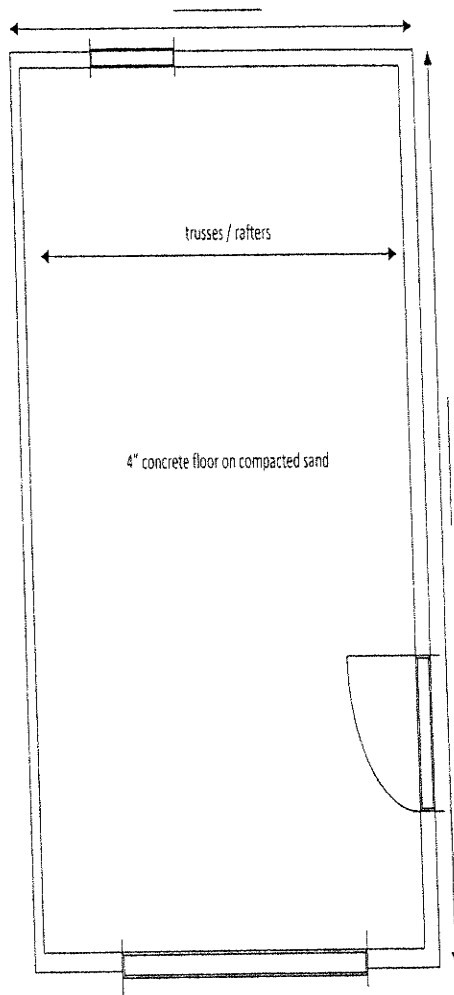
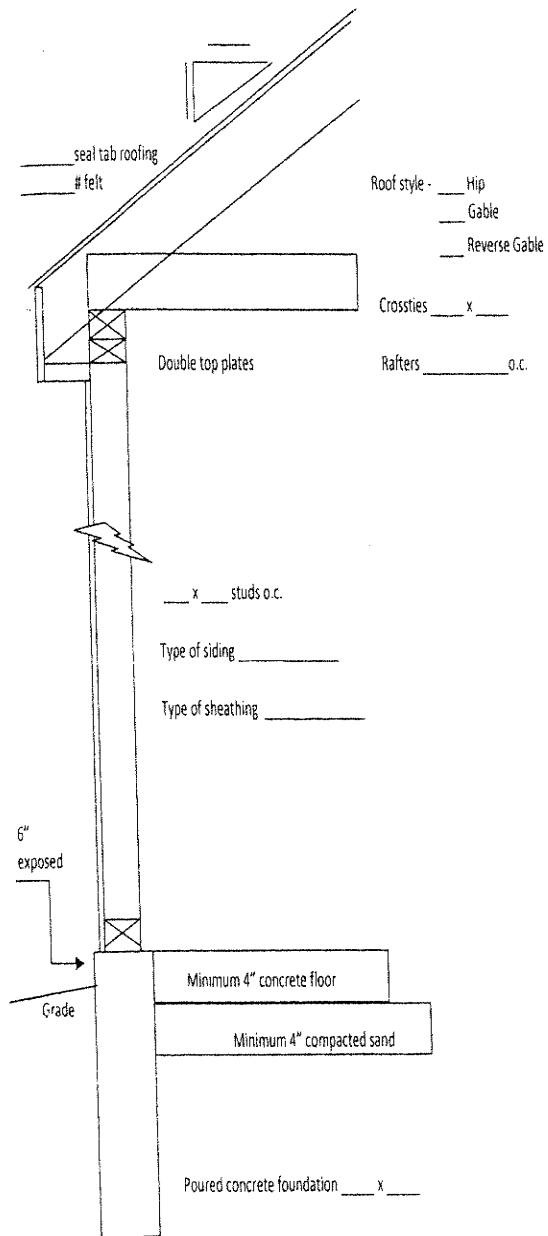
- B. The following accessory buildings and structures may be permitted as a special land use, subject to the provisions of Section 161-6.2 and a Planning Commission determination that: 1) there is proportionality between the size of the lot, street frontage, and the size of the accessory structure; 2) the accessory structure is in harmony with the principal structure, the environment, the topography, and the surrounding properties; 3) the materials and colors of the proposed accessory building match or complement the principal building; and 4) an accessory building permitted in a side yard does not exceed the ground floor square footage of the principal building. 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.
1. Accessory buildings and structures that exceed the permitted combined gross total floor area or height for the specified lot size (see Table 5.1.A.11).
 2. 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.
 3. For more than the permitted number of accessory buildings or structures.
 4. 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.
 5. 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.

SAMPLE SITE PLAN



12345 Street Name

Shall include but not limited to:
A site plan showing the location of the house along with any other structures on your lot and the proposed structure (including distance from the property lines and other structures, location of septic field, well, sump lines, easement, and any wetlands or floodplains.



Overhead door headers: _____
 Corner studs: _____
 Wind braces: _____
 Width x Length x Height: _____

Sample Plan

