



Residential Accessory Structures

Important Guidelines

An accessory structure is any structure on your property that is not your house or connected to your house. This includes detached garages, car ports, sheds, barns, above-ground pools and similar. **All accessory structures require zoning approval.** A building permit is required for accessory structures over 200 square feet, and must be obtained from Eaton County following zoning approval. Fences are regulated separately.

Understanding the basic rules for accessory structures will make your project easier to plan. **All zoning approvals require a drawing.** The rules for projects on corner lots are different, please call for more information.

- You cannot cover more than 30% of your lot with structures.
- All structures must be 10 feet away from any other structure.
- Accessory structures in the rear yard can be as close as 5 feet to the property line. **NOTE: It is the homeowner's responsibility to know where the property line is located. If a property line is disputed, a professional survey may be required prior to permit issuance.**
- Accessory structures cannot be located in the required front or side yard setback area.
- Accessory structures cannot have a larger footprint than the main building, e.g. you cannot have a detached garage that is larger than the house.
- Placement of swimming pools is regulated the same as other accessory structures.

DRAWINGS MUST INCLUDE THE FOLLOWING INFORMATION:

- The street address of the property where the project will take place.
- Name, phone and email of applicant and property owner.
- The dimensions of the lot.
- The size and location of all structures on the lot.
- The dimensions and location of your proposed structure.
- The distance of your proposed structure to the property lines on all sides.
- The distance of your proposed structure to the closest point of the nearest other structure on the lot (all structures must be at least 10 feet away from any other structure).

**IF YOU HAVE QUESTIONS OR NEED HELP WITH YOUR DRAWING OR MEASUREMENTS,
CONTACT BRYAN MYRKLE AT (517) 543-8853 OR BMYRKLE@CHARLOTTEMI.ORG**