

Application for Shed Permit



CHARTER TOWNSHIP OF GRAND BLANC
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ZONING ORDINANCE IS AVAILABLE ON LINE
www.twp.grand-blanc.mi.us

FEE FOR SHED PERMIT
IS \$50.00. PAYMENT
MAY BE MADE BY
CHECK AT TIME OF
APPLICATION OR PAID
WITH CASH OR CHECK
WHEN PERMIT IS ISSUED

Homeowner Name: _____

Address of Job Site: _____

Telephone: _____

Signature of Homeowner: _____ Date: _____
(only if homeowner if applying for permit)

Contractor Name (If applicable): _____

Address: _____

Telephone: _____

Signature of Contractor: _____ Date: _____
(only if contractor is applying for permit)

◆ DESCRIPTION OF WORK ◆

Dimensions of building: (example: 8 x 10) _____

Height of Shed: _____

PLEASE NOTE THAT DEED RESTRICTIONS OR CONDOMINIUM RULES MAY FURTHER RESTRICT OR PROHIBIT SHEDS OR OTHER STRUCTURES. PLEASE CHECK WITH YOUR HOMEOWNERS' ASSOCIATION AND REVIEW THE PROPERTY DEED OR CONDOMINIUM RULES PRIOR TO INSTALLATION OF THE ABOVE STRUCTURE.

PERMIT OR DENIAL WILL BE ISSUED WITHIN TWENTY (20) DAYS OF RECEIPT OF COMPLETE APPLICATION AND PLOT PLAN, UNLESS OTHERWISE NOTIFIED.

SITE PERMIT STANDARD GUIDELINES - SHEDS (DETACHED ACCESSORY STRUCTURES)

Residential

- ✓ 200 sq ft or less require Site Permit from Planning and Zoning
- ✓ 201 – 399 sq ft – require Building Permit and rat wall
- ✓ 400 sq ft and larger require Building Permit and frost free footings

Commercial / Industrial

- ✓ 120 sq ft or less require Site Permit from Planning and Zoning
- ✓ 121 sq ft and larger require Building Permit

Requirements for Site Permits:

- 1) The maximum height of the building shall be fourteen (14) feet (see following illustration for calculation instructions).
- 2) The minimum distance between any buildings shall be ten (10) feet.
- 3) The minimum side and rear yard setback is three (3) feet.
- 4) Detached accessory structures shall not be in the front yard area; or in the secondary front yard area when a corner lot is involved.
- 5) The bottom plate shall be of weather treated wood if within eight (8) inches of the grade.
- 6) For property that is **two acres or less**, the combined square footage of accessory structure(s) shall not exceed the square footage on the ground floor living area of the primary structure. For property that is **more than two acres**, the combined square footage of accessory structure(s) shall not exceed two times the square footage on the ground floor living area of the primary structure.
- 7) Maximum number allowed:
 - a. There shall be a maximum of one (1) detached accessory building on all lots with the following exceptions:
 - i. One (1) detached garage and one (1) detached accessory building may be erected on any lot **less than two (2) acres**. The total area of the two accessory structures must comply with the maximum coverage and size requirements in Section 4.2.6.
 - ii. On lots **over two (2) acres**, additional accessory structures may be permitted, provided the total area of all accessory structures complies with the maximum coverage and size requirements specified in Section 4.2.6.