



ACCESSORY STRUCTURES

SHEDS – GARAGES – CARPORTS

July 2022

Authority

Accessory structures on properties within the City of Mason are regulated by the City’s Ordinances adopted by the City Council. Website reference: <http://mason.mi.us>, select City ordinances under the ‘How Do I – View – Code of Ordinances’ tab.

Purpose

- Protect the health, safety, and welfare of our residents.
- Preserve the character and attractiveness of residential neighborhoods and business corridors.

Quick Reference

	Requirement	Ordinance/ Code Reference
Definitions	<i>Accessory structure</i> means a structure located on the same lot as the principal structure, the use of which is customarily incidental or secondary to the principal structure or use.	Part II. Sec. 1-2. Definitions
Setbacks, Height and Lot Coverage	<p>Sec. 94-173(g) Accessory structures. Any garage or other structure used for motor vehicle storage or as an accessory structure shall satisfy the following:</p> <p>(1) Authorized accessory structures may be erected as a part of the principal structure, may be connected to the principal structure by a roofed over porch, patio, breeze way, or similar structure, or may be completely detached from the principal structure. If connected to the principal structure, an accessory structure shall be made an integral part of it, and shall comply in all respects with the requirements applicable to the principal structure. An accessory structure not attached and not made a part of the principal structure shall not be nearer than ten feet from any other structure on the same lot and shall also comply with the front, rear and side yard requirements of this chapter.</p> <p>(2) In all residential zoning districts, the storage of commercial vehicles in accessory structures shall be limited as provided in subsection 94-292(d) of this chapter.</p> <p>(3) Space in a garage accessory to a multiple-family unit or a motel shall not be rented out except to occupants of the principal dwelling.</p> <p>(4) The total lot coverage of all accessory structures shall not exceed 35 percent of the area of any rear yard.</p> <p>(5) Side yard. In all districts accessory structures shall not be erected nearer to a side lot line than the permitted setback distance for the district unless otherwise permitted by this chapter. In the RS-1, RS-2, RS-3, and R2F districts, an accessory structure may be erected not closer than two feet from the side lot lines if the following requirements are satisfied:</p> <p>a. The accessory structure is not attached to, and is located completely behind, the associated principal structure.</p> <p>b. The interior and/or exterior surfaces of the wall facing a side lot line are constructed of fire-resistant material as approved by the building official if any portion of that wall is closer than five feet from a side lot line.</p>	See Part II. Chapter 100 for dimensional requirements; and Sec. 94-173(g) Supplemental Regulations

	<p>(6) Rear yard. In all districts accessory structures shall not be erected nearer to a rear lot line than the permitted setback distance for the district unless otherwise permitted by this chapter. In the RS-1, RS-2, RS-3 and R2F districts, an accessory structure may be erected nearer to a rear lot line than the permitted setback distance for the district provided the accessory structure is not attached to, and is located completely behind, the associated principal structure, and pursuant to the following:</p> <ul style="list-style-type: none"> a. Where there is a public alley abutting the rear of a lot for the full width of that lot, an accessory structure may be erected not closer than ten feet from a rear lot line. b. Where there is not a public alley abutting the rear of a lot for the full width of that lot, an accessory structure may be erected not closer than five feet from a rear lot line. <p>(7) Corner lot. Where the rear line of a corner lot coincides with the side line of an adjoining lot in a residential district, an accessory building shall not be closer than the side yard setback requirement of said adjoining lot.</p> <p>(8) Accessory structures shall not include structures, fabrications, items, or enclosures originally designed for other purposes. The following are specifically prohibited from being used as accessory structures in the city.</p> <ul style="list-style-type: none"> a. Mobile home. b. Travel trailers. c. Former vehicles such as buses and ambulances. d. Motor homes. e. Semi-trailer. f. Other similar structures, fabrications, items, or enclosures <p>For help determining the property's zoning district, call Customer Service at 517-676-9155. A zoning map is also available online at http://mason.mi.us.</p>	
*Fire Resistant Material	Please refer to the 2015 Michigan Residential Code Section R302 Fire-Resistant Construction for additional information. Visit https://up.codes/viewer/michigan/mi-residential-code-2015/chapter/3/building-planning#R302	
Building Permit/Zoning Approval	<p>For residential properties, a building permit is required for all accessory structures except one-story detached accessory structures <u>200 sq. ft. or less</u> if (sheds, carports, playhouses or similar) or for pre-fabricated swimming pools that hold <u>less than 24 vertical inches</u> of water. Placement of structures must meet zoning requirements of Sec. 94-173(g) above.</p> <p>For non-residential properties (commercial, office, manufacturing, etc.), a building permit is required for all accessory structures except one-story detached accessory structures less than <u>120 sq. ft.</u> (sheds, carports, playhouses or similar). Zoning approval from the Planning Commission is required for <u>any</u> size accessory structure.</p> <p>Decks are considered a part of egress and not considered an Accessory Structure. Permits are required for a deck, porch or stairs of any size. See the Deck Permit application package for additional information.</p>	Visit www.mason.mi.us , How Do I -> Apply -> Building Permit
Historic District Requirements	Additional requirements may apply if you are located in the Historic District.	Sec. 31-4 Historic Preservation
Other Permits	A soil erosion permit or waiver from the Ingham County Drain Commission is required for all building projects and must be submitted with your Building Permit Application to the City of Mason.	

	Permits for electrical, plumbing and mechanical (heating and cooling) projects are issued and administered through the State of Michigan Department of Labor and Economic Growth, Bureau of Construction Codes.
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Always call before you dig!

Contact **MISS DIG** at least three (3) business days prior to excavating on your property. Visit www.missdig.org or call 811 or 1-800-482-7171.

Frequently Asked Questions (FAQs)

Can the City tell me where my property line is?

It is the responsibility of the property owner to determine where your property lines are located. If a survey is not included with your mortgage papers, call us to see if we have a property survey on file. If not, you may wish to hire a surveyor to determine and mark your lot lines. A boundary survey will be required with your permit application.

I have an issue with my neighbor's shed. Can the City help?

If you believe your neighbor's shed encroaches onto your property or is not built according to the set-back requirement, you may request that the code enforcement officer investigate whether the shed was built in compliance with the City Ordinances.

Resources

More questions and not sure how to proceed? Our team is always willing to discuss your plans. Contact our Customer Service Desk at 517-676-9155 for assistance or visit our website at www.mason.mi.us.