

Applying for an Accessory Structure Permit, Including Sheds/Detached Garages . . .

CHARTER TOWNSHIP OF CANTON
DEPARTMENT OF MUNICIPAL SERVICES
BUILDING & INSPECTION SERVICES
1150 S. Canton Center Road, Canton, MI 48188 • 734/394-5200

Submittal checklist and general zoning and building code guidelines:

- Completed compliance or building permit application (available online)
- Association approval letter (if applicable)
- (2) Plot plans with proposed building location and dimensions to all property lines and structures.
- (2) copies of exterior elevations and section drawings showing construction and exterior finish

Pre-fabricated sheds will only require manufacturer's specifications

Setbacks are determined by zoning district. This information is available by call our Planning & Zoning Department at (734) 394-5170. The Zoning Ordinance Schedule of Regulations lists the required setbacks per district.

Existing plot plans of residential lots may be available for your use. Call to request a copy from a permit counter attendant at (734) 394-5200, option #1 then 0.

Detached accessory structures shall conform to the proposed side setback requirements for the district in which they are located (no closer than six feet to any rear property line). Refer to Schedule of Regulations.

Accessory structures must be located out of all easements.

Any accessory building UNDER 200 s.f. must be placed on a 4" concrete slab with a min. 4" wide x 24" deep rat wall and require a compliance permit.

Any accessory building OVER 200 s.f. must be placed on a 4" concrete slab with a min. 12" wide x 24" deep rat wall and require a building permit.

All accessory buildings OVER 600 s.f. or 10' in height must be placed on a 4" concrete slab with a min. 12" wide x 42" concrete foundation and require a building permit.

Pole barns require a min. 4" wide x 24" deep rat wall between post foundations.

The maximum height of the accessory structure cannot exceed the height of the principal structure or the maximum building height for the particular zoning district, whichever is less.

In any residential district, an accessory structure shall not have a door exceeding nine feet in height.

Platted subdivision lots are allowed a maximum of two outbuildings. The maximum floor area for the total of all accessory structures on a lot in residential or agricultural districts shall be found using the following formula:

33 percent the home footprint + one percent of the total lot area (provided that the total floor area of all accessory structures does not exceed 25 percent of the rear and side yards).

Example: 1000 sq. ft. house X .33 = 333 sq. ft. (33% of home)
 60' X 100' lot = 6000 X .01 = 60 (1% of lot area)
 Max. Floor area allowed: 393 sq. ft.

Call 734/710-0356 (C.A.P.S.) to schedule an inspection.

Required inspections are: Concrete forms/flatwork (Code 108) & Final Inspection (Code 120)

UPDATED: July 29, 2016



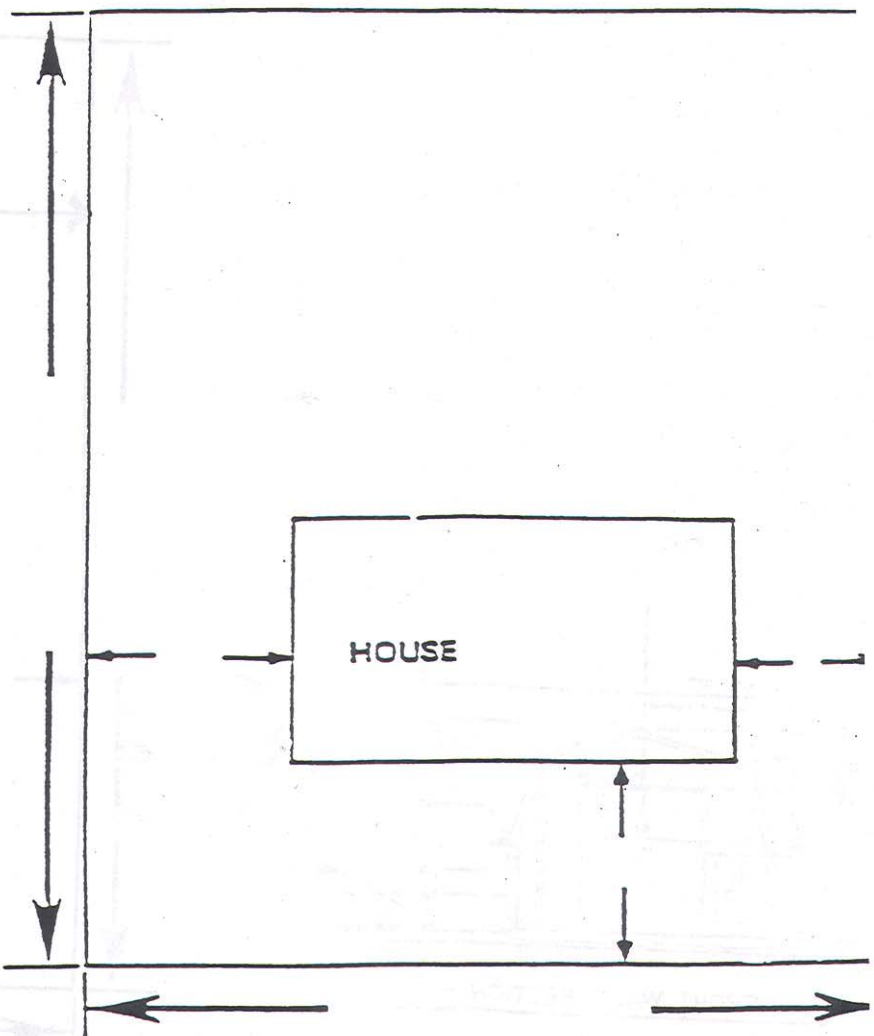
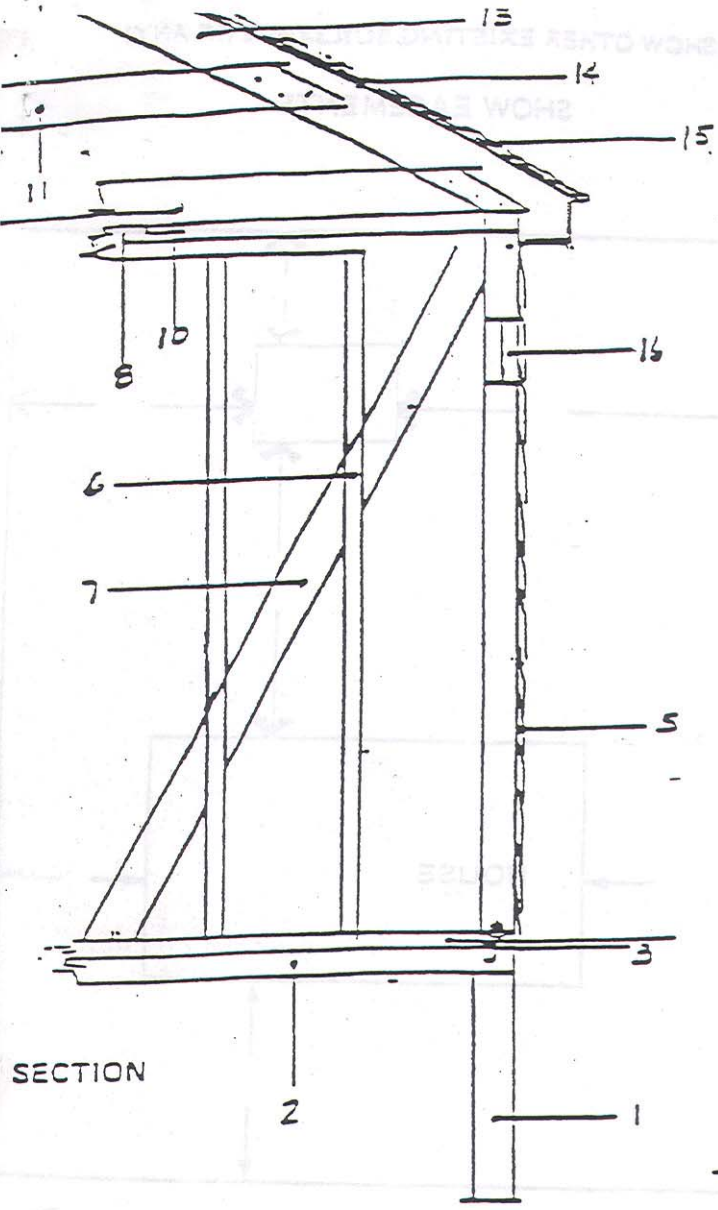
If you have any questions regarding these guidelines, please call a building inspector at 734/394-5200. Our webpage is <http://www.canton-mi.org/190/Building-Inspection-Services>

26.02 SCHEDULE OF REGULATIONS AGRICULTURAL AND RESIDENTIAL DISTRICTS

Zoning District	Minimum Lot Area per Dwelling Unit(l)		Maximum Building Height(l)		Minimum Yard Setbacks (feet)				Building Separation	Minimum Floor Area (square feet)	
	Area(a)	Width(b) (feet)	Stories	Feet	Front	Rear	Least	Total		With Basement	No Basement
RA rural agricultural	40 ac.	600	3	35(f)	50	50	25	50		1,800	2,000
RR rural residential	5 ac.	250	3	35(f)	50	50	25	50		1,800	2,000
RE residential estate	2 ac.	250	3	35(f)	50	50	25	50		1,800	2,000
R-1 SF lot/site	1 acre	150	3	35	40	50	20	40	N/A	1800 sf	2000 sf
Detached condo	N/A	N/A	3	35	30	40	20	N/A	25 ft.	1800 sf	2000 sf
R-2 SF lot/site	20,000 sf	100	3	35	40	50	15	35	N/A	1600 sf	1800 sf
Detached condo	N/A	N/A	3	35	30	40	15	N/A	20 ft.	1600 sf	1800 sf
2-unit condo	N/A	N/A	3	35	30	40	15	N/A	20 ft.	1600 sf	1800 sf
R-3 SF lot/site	12,750 sf	85	2	25	30	40	10	20	N/A	1400 sf	1600 sf
Detached condo	N/A	N/A	2	25	25	35	10	N/A	15 ft.	1400 sf	1600 sf
2-unit condo	N/A	N/A	2	25	25	35	10	N/A	15 ft.	1400 sf	1600 sf
R-4/R-5 SF lot/site	8,400 sf	70	2	25	25	35	5	15	N/A	1300 sf	1500 sf
Detached condo	N/A	N/A	2	25	20	35	10	N/A	10 ft.	1300 sf	1500 sf
2-unit condo	N/A	N/A	2	25	20	35	10	N/A	10 ft.	1300 sf	1500 sf
R-6 single-family attached residential	(c)	(c)	2	25	50	60	60	120		(l)	(l)
MR multiple-family residential	(c)	(c)	2	25	50	60	60	120		(l)	(l)
RMH mobile home park district	5,500 sf(d)	45(d)	2	25	20(k)	10(k)	(k)	20(k)		720	720

SHOW OTHER EXISTING BUILDINGS (IF ANY)

SHOW EASEMENTS



SECTION

- 1 - _____ x _____ foundation
- 2 - _____ concrete floor
- 3 - expansions under plates
- 4 - 2 x 4 bottom plate
- 5 - siding _____
- 6 - 2 x 4 studs _____ O.C.
- 7 - wind bracing
- 8 - double 2 x 4 top plates
- 9 - _____, 2 x _____ cross ties
- 10 - _____, 2 x _____ reverse ties
- 11 - collar ties
- 12 - 2 x 8 ridge
- 13 - 2 x 6 rafters _____ O.C.
- 14 - Plyscore roofing _____
- 15 - _____ shingles
- 16 - _____ 2 x _____ header

Customer's Name _____

Address _____

Phone No. _____

Lot No. _____

Subdivision _____

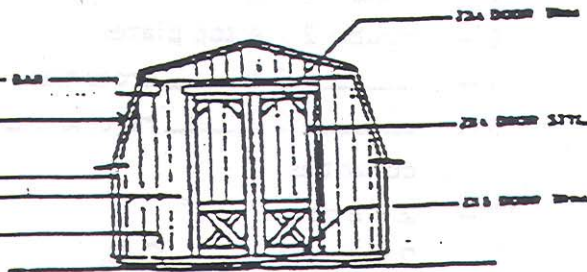
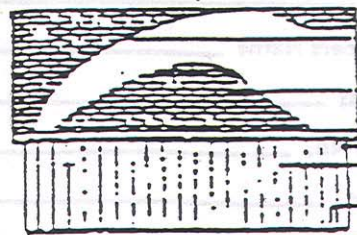
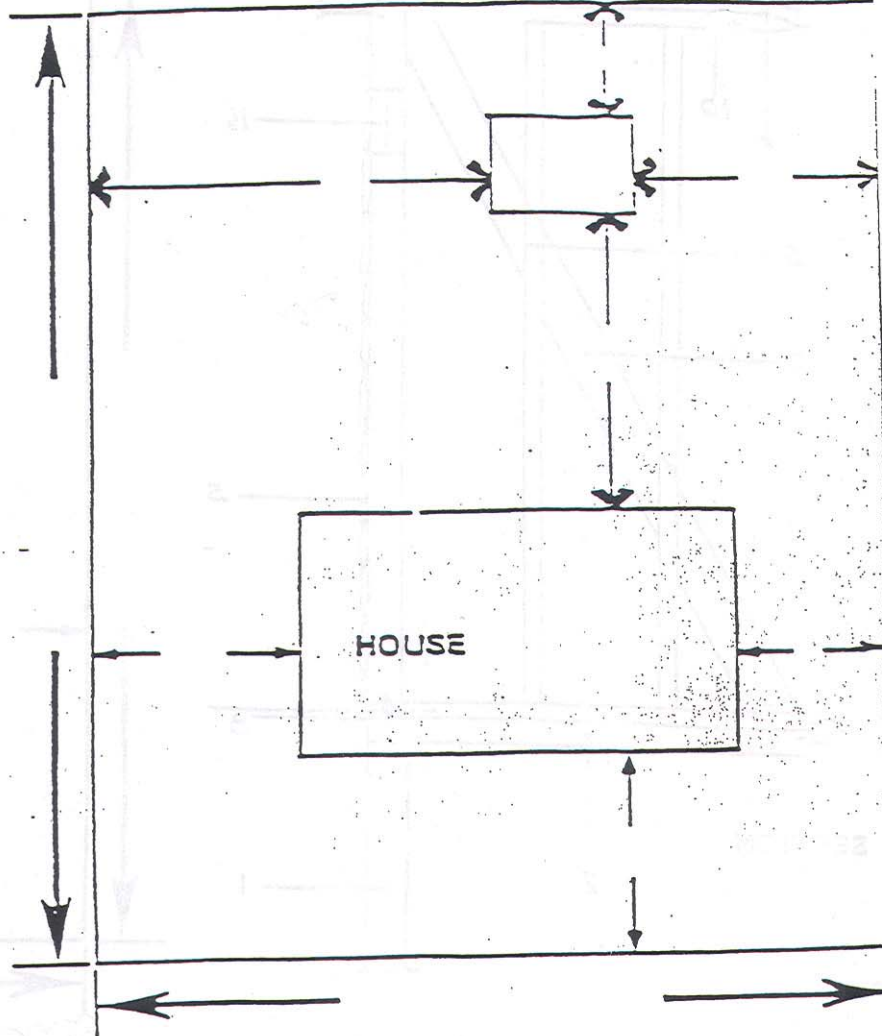
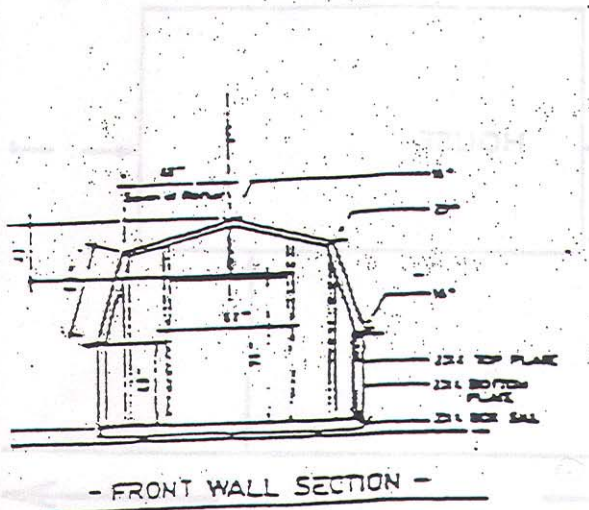
Between _____

Est. Cost _____

SHOW OTHER EXISTING BUILDINGS (IF ANY)

SHOW EASEMENTS

SHOW EASEMENTS



Building Permit Application

CHARTER TOWNSHIP OF CANTON
DEPARTMENT OF MUNICIPAL SERVICES
BUILDING & INSPECTION SERVICES
1150 S. Canton Center Road, Canton, MI 48188 • 734/394-5200

Building Services Use Only

License Attached _____ Check Number _____ Permit No. BD# _____
Street Prot. _____ Att. _____ Need _____ Blkt _____ N/A _____ Total Due\$ _____

Business Name: _____ *E-mail Address _____

I. IDENTIFICATION

- 1. Permit Applicant** _____ Phone _____
Mailing Address _____ City/State _____ Zip _____
E-mail Address _____
- 2. Property Owner** _____ Phone _____
Mailing Address _____ City/State _____ Zip _____
E-mail Address _____
- 3. Contractor** _____ Phone _____
Mailing Address _____ City/State _____ Zip _____
E-mail Address _____
- 4. Architect or Engineer** _____ Phone _____
Mailing Address _____ City/State _____ Zip _____

II. LOCATION OF IMPROVEMENT

Address _____ Canton, MI Zip _____
Main Cross Streets _____ And _____
Subdivision/Complex _____ **Lot/Bldg** _____ **Lot Size** _____
Business Name _____ **Suite** _____ **Phone** _____
Zoning District _____ **Property ID#** _____

III. TYPE AND COST OF IMPROVEMENT

- A. Type of Improvement (please check)
- New Construction First Occupancy Reoccupancy Interior Finish
Addition/Alteration Demolition Repair/Replacement
Other _____
- B. Cost
- Total Cost of Building Improvements \$ _____
Total Cost of Site Improvements \$ _____
TOTAL PROJECT COSTS \$ _____



Building Permit Application Page 2

C. Use (please check)

- | | |
|--|--|
| <input type="checkbox"/> Single Family Residence | <input type="checkbox"/> Garage/Storage |
| <input type="checkbox"/> Two Family Residence | <input type="checkbox"/> Commercial No. of Tenant Spaces _____ |
| <input type="checkbox"/> Multi Family Residence No. of Units _____ | <input type="checkbox"/> Industrial No. of Tenant Spaces _____ |
| <input type="checkbox"/> Other _____ | |

D. Dimension

Width _____ Length _____ Height _____ Elevation _____
Total Sq. Ft. _____ No. of Stories _____ Plan# _____

IV. NON-RESIDENTIAL CONSTRUCTION

Occupant Load _____ Principal Type of Construction _____

Use Group _____ Off Street Parking Spaces _____

DESCRIBE IN DETAIL the proposed use of the structure/building: _____

V. REQUIREMENTS

THERE MAY BE DEED RESTRICTIONS ON THIS PROPERTY NOT PERMITTING THIS PROJECT. PLEASE CHECK THE TITLE FOR ITS DEED RESTRICTIONS AND COVENANTS.

The location, ownership and detail must be correct, complete and legible. Separate applications are required for each project. Building plans, specifications, and a detailed plan must be filed with this application.

VI. VALIDATION

I hereby certify that the proposed work is authorized by the Owner of Record and that I have been authorized by the owner to make this application as his authorized agent and I agreed to conform to all applicable laws of this jurisdiction.

Applicant's Signature _____ Date _____

Printed Name _____

VII. BUILDING SERVICES REVIEW

HOA/ACC Attached Yes N/A

Estimated Cost \$ _____ Application Fee _____

Receipt # _____ Registration Fee _____

Master/Tag # _____ Plan Review Fee _____

Permit # _____ Underground Inspection _____

Water/Sewer # _____ Permit Fee _____

Total Permit Fee _____

Remarks _____

APPROVED FOR PERMIT:

Building Inspector Date

Rob Creamer, Building Official

Date



Building Permit Application Page 3

Section 23a of the state construction code act of 1972, 1972 PA 230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to person who are to perform work on a residential building or a residential structure. Violators of Sections 23a are subjected to civil fines.

LICENSE NO. _____ EXPIRATION DATE _____

FEDERAL EMPLOYER ID NO. OR REASON FOR EXEMPTION _____

WORKERS COMP INSURANCE CARRIER OR REASON FOR EXEMPTION _____

MESC EMPLOYER NUMBER OR REASON FOR EXEMPTION _____

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the Owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction.

Signature of Applicant

Date