

Zoning Regulations for Detached Garages, Storage Buildings & Sheds

The following general rules regulate the size, location and height of detached garages, carports, storage buildings and sheds. Please contact the city's Planning & Zoning Department at (989)894-8180 with any questions you may have or if you would like more information.

Size

1. Maximum Size = 24' x 36' = 864 square feet
2. Longest Dimension = 36'
3. Maximum Lot Coverage = 45% -- A home and up to three detached buildings may cover up to 45 percent of a residential lot.

⇒ Example: 50' x 100' lot = 5,000 square feet.

45% of 5,000 square feet (.45 x 5,000) = 2,250 square feet.

Maximum lot coverage for all buildings on 50' x 100' lot = 2,250 square feet.

Location (see Illustrations 1 & 2)

1. Location in front yard - Detached garages, carports, storage buildings and sheds are not permitted in front yards or in front of homes.
2. Setback from front lot line = 20 feet minimum (see Illustration 1).
3. Setback from side street lot line on corner lot = 20 feet minimum (see Illustration 2).
5. Setback from sidewalk on regular lot = 21 feet minimum.
5. Setback from side street sidewalk on corner lot = 21 feet minimum.
6. Setback from side & rear lot lines = 2 feet measured from eave or overhang.
7. Setback when located between home and side lot line = 5 feet measured from eave.
8. Minimum distance from home = 2 feet

Illustration 1: Entering Garage from Street in Front of Home

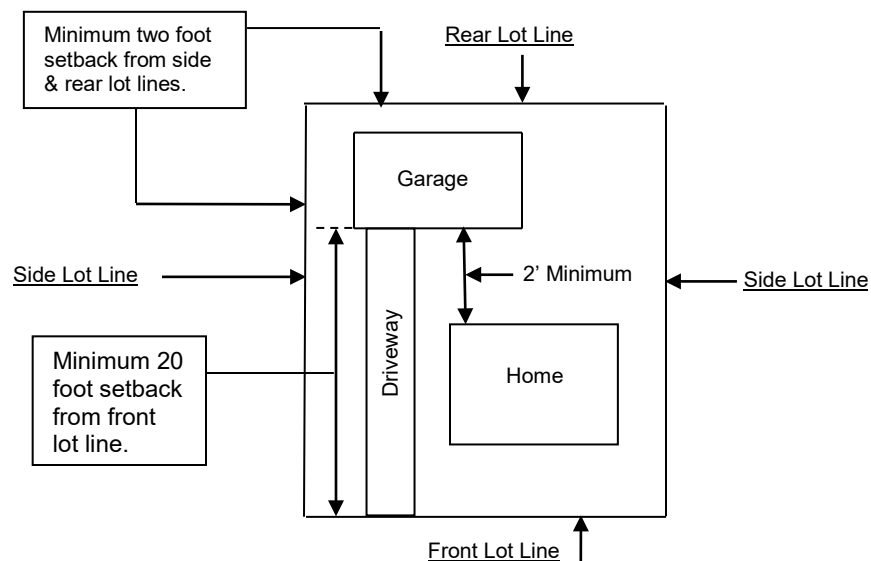
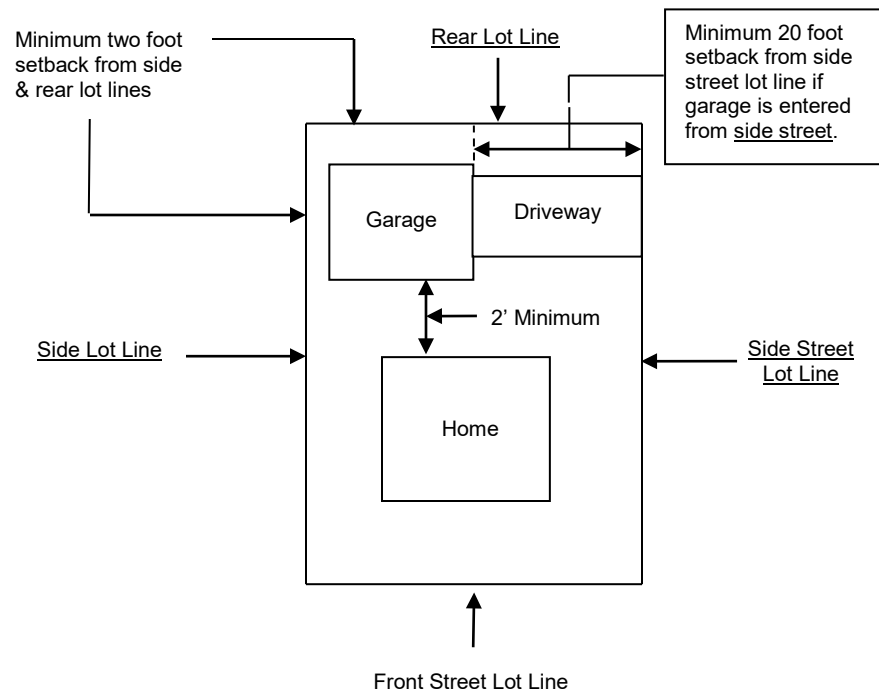


Illustration 2: Corner Lot - Entering Garage from Side Street

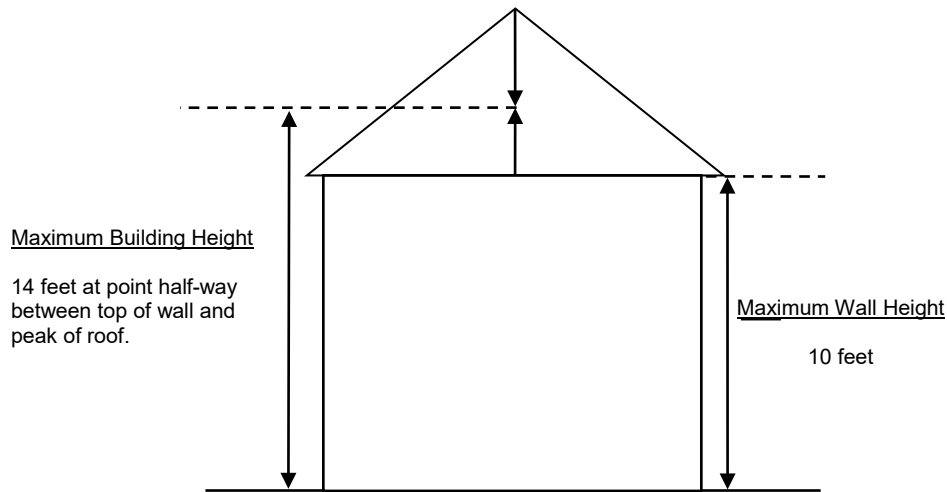


Wall & Building Height (see Illustration 3)

1. Maximum Wall Height = 10' above grade
2. Maximum Building Height = 14' measured half-way between the top of the wall plate and the peak of the roof.

Note: Building height may be increased when roof pitch of new building is designed to match roof pitch of home.

Illustration 3: Wall & Building Height



Building height may be increased when roof pitch of building is designed to match roof pitch of home.

Questions concerning residential fence regulations may be directed to the city's Planning & Zoning Department at (989)894-8180 or to the Community Development Planner at (989)894-8179.

Please contact the Community Development Planner to review regulations for such buildings on commercial and industrial property as they are not covered by this pamphlet.



Zoning Regulations

Detached Garages, Storage Buildings & Sheds

City of Bay City
Planning & Zoning, Room 211
301 Washington Avenue
Bay City, MI 48708

Phone (989)894-8180

Community Development Planner – Scott McKillop

Phone (989)894-8179
smckillop@baycitymi.org

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