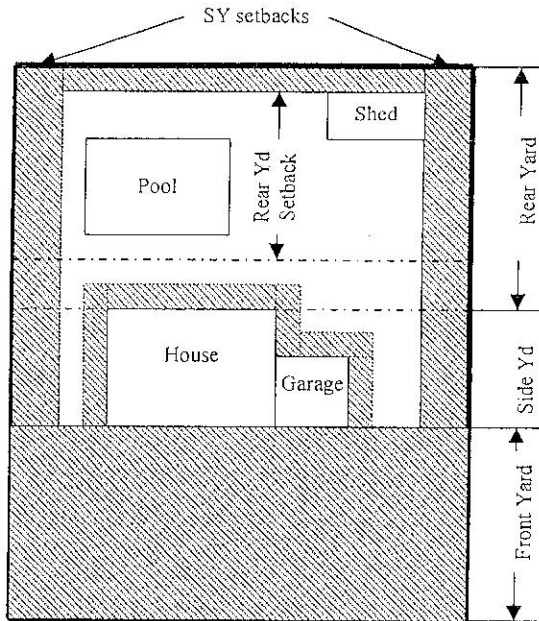


SHEDS OR ACCESSORY BUILDINGS (120 SQUARE FEET OR LESS*)

This worksheet has been developed to assist homeowners to understand some of the requirements of Farmington Hills Ordinance, Section 34-539 with regard to placement of sheds or other accessory buildings or structures. However, homeowners are advised to review the complete ordinance (attached), and/or contact the City Zoning Office for additional information (Phone: 248-871-2520).



AREA

In no instance shall the **combined floor area** of **all** accessory uses and buildings exceed fifty (50) percent of the floor area of the residential dwelling unit, or seven hundred fifty (750) square feet, whichever is greater, but not to exceed a total of twelve hundred fifty (1250) square feet.

HEIGHT

Detached accessory buildings shall not exceed fourteen (14) feet in height, measured from grade to the mid-point of the roof (see diagrams on reverse side).

LOCATION

Detached accessory buildings or structures shall not be located:

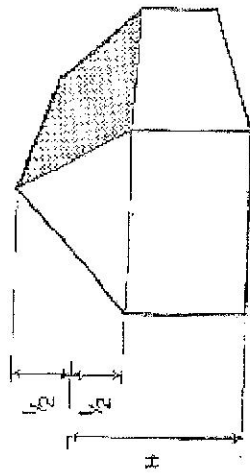
1. In any front yard, nor in any exterior side yard setback, unless otherwise provided.
2. Within ten (10) feet of any main building nor within one (1) foot of an alley right of way or within a public utility easement or public or private right of way.
3. In any side yard setback unless otherwise provided.
4. Within six (6) feet of any rear lot line, nor closer to any side lot line than the minimum side yard setback required in the district (contact the City zoning office for your setbacks: 248-871-2520)

LOT COVERAGE

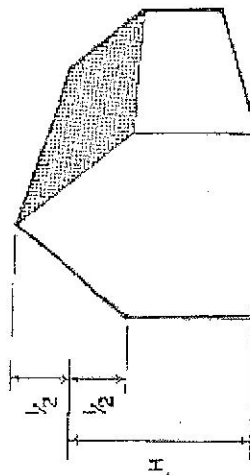
Detached accessory buildings shall occupy not more than twenty-five (25) percent of a rear yard setback nor more than forty (40) percent of any rear yard in excess of the rear yard setback. (contact the City zoning office for your setbacks: 248-871-2520)

- *Detached accessory buildings over 120 square feet in area require a permit from the City Building Department*

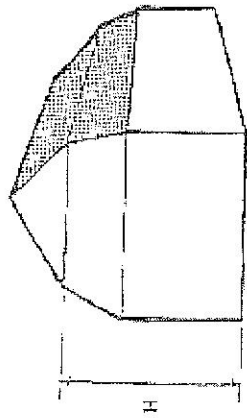
PG — BUILDING HEIGHT



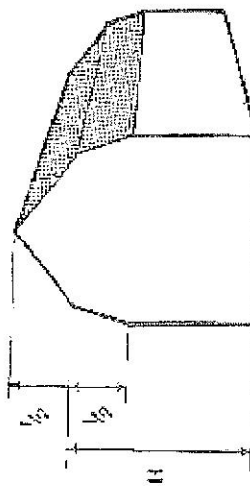
HIP ROOF



GABLE ROOF



MANSARD ROOF



GAMBREL ROOF

BUILDING HEIGHT

H = HEIGHT OF BUILDING

Supp. No. 10

3531

Sec. 34-539. Accessory buildings and structures.

(a) Accessory buildings or structures located in any use district shall be subject to the following regulations, unless otherwise provided in this chapter:

- (1) Where an accessory building or structure is physically attached to a main building, it shall be subject to and must conform to, all regulations of this chapter applicable to main buildings.
- (2) Accessory buildings or structures shall not be erected in any front yard nor in any exterior side yard setback unless otherwise provided in this chapter.
- (3) A detached accessory building shall not be located within ten (10) feet of any main building, nor shall it be located within one (1) foot of an alley right-of-way. In no instance shall an accessory building or deck be located within an easement for public utilities or a public or private right-of-way.
- (4) See section 34-540 and section 34-541 regarding accessory off-street parking.
- (5) See section 34-542 regarding accessory off-street loading and unloading.
- (6) See section 34-543 regarding accessory signs.
- (7) Satellite reception antennas may be permitted as an accessory use subject to the following conditions:
 - a. Roof-mounted antennas shall be subject to the requirements of section 34-599(b).
 - b. Ground-mounted antennas shall be subject to the following conditions:
 1. The maximum height permitted shall be fourteen (14) feet.
 2. Such antenna shall be located only in the rear yard.
 3. Where existing structures or vegetation will not screen the antenna from the view of abutting properties, the antenna shall be screened by installation of a wall or fence, berm, evergreen plantings or a combination thereof.
 4. The nature, size and extent of the screening shall be reviewed and approved by the director of planning and community development, or his designee, who shall take into consideration screening design principles established and adopted by the planning commission. Review and approval shall take into consideration: (i) that the proposed screening shall not operate to impose unreasonable limitations on or to prevent the reception of satellite-delivered signals; and (ii) that the cost of the required screening shall not exceed fifty (50) percent of the purchase and installation cost of such equipment.
 - c. Conventional VHF and UHF television antennas are excluded from operation of this section on the basis of the following findings: there is a relatively small concern for wind and snow load issues; there has been a long-demonstrated safety record; there has been an historical acceptance of such facilities from architectural and aesthetic standpoints; and the cost of complying with the procedure for application and review would be great in relation to the cost of purchasing and installing such conventional facilities.

(b) Accessory buildings or structures located in any RA or MH district or the one-family portion of any RP or RC district shall be subject to the following regulations, unless otherwise provided in this chapter:

- (1) Detached accessory buildings or structures shall not be located in any side yard setback unless otherwise provided in this chapter.
- (2) Detached accessory buildings or structures shall not be located within six (6) feet of any rear lot line and shall not be located closer to any side lot line than the minimum side yard setback required in the district.
- (3) Detached accessory buildings shall not exceed fourteen (14) feet in height and shall occupy not more than twenty-five (25) percent of a rear yard setback nor more than forty (40) percent of any rear yard in excess of the rear yard setback.

(4) In no instance shall the combined floor area of all accessory uses and buildings exceed fifty (50) percent of the floor area of the residential dwelling unit or seven hundred fifty (750) square feet, whichever is greater, *but not to exceed a total of twelve hundred fifty (1,250) square feet.*

(5) In order to permit solar energy collecting devices in instances where the percentage of lot coverage limitations would be exceeded, the percentage lot coverage of lots occupied by a residential structure, prior to the effective date of this section (February 18, 1985), may be increased to the amounts stated below if the purpose is to add solar energy collectors:

- a. Thirty (30) percent of a rear yard setback.
- b. Fifty (50) percent of any rear yard in excess of a rear yard setback;
- c. Lot coverage of solar devices shall be excluded from computation of accessory floor area to the total ground floor area of the main building.

(6) When an accessory building or structure is located on a corner lot, the side lot line of which is substantially a continuation of the front lot line of the lot to its rear, such building or structure shall not be located within a setback which is equal to the front yard setback required of the lot to the rear of such corner lot. In no instance shall an accessory building or structure be located within ten (10) feet of a street right-of-way line.

(7) See section 34-546 regarding accessory storage of recreational equipment or trailers.

(8) See section 34-551 regarding accessory residential fences.

(9) A central air conditioning unit, heat pump, swimming pool pumps and equipment or any other noise-producing mechanical system located in the yard of a residential unit may be located as follows:

- a. Within a rear yard; provided, that such system is not located closer to a side lot line than the distance required by the side yard setback (see item d. for corner lots).
- b. Within a side yard which is in excess of the required side yard setback.
- c. Within a side yard setback; provided, that such system does not extend into the setback by more than three (3) feet and if the abutting parcel is:
 1. A street.
 2. Occupied by a house that has no doors or windows on the side of the house facing the side yard.
 3. Occupied by an existing house located so that the distance between the abutting houses is equal to the sum of the required minimum abutting side yards plus three (3) feet.
 4. Occupied by a use other than one-family residential.
- d. Where a front yard setback is required in the side yard of a corner lot, such system shall not be located within such required setback.
- e. If such system is not located in a rear yard, or if it is located in a rear yard of a corner lot and is visible from the street, it shall be screened with landscape material with starting size not less than the height of the system.

(10) See section 34-602 regarding the placement of gazebos on attached decks.

(11) Building or pole-mounted basketball backboards or hoops may be located within a front or side yard setback on a one-family lot, subject to the following conditions:

- a. No more than one such backboard or hoop (either garage or pole-mounted) may be located in all combined front yards or side yards setbacks of a lot.

b. A pole-mounted backboard and hoop shall be located within the one-third of the front yard setback nearest the dwelling and contiguous to the driveway or within the one-third side yard setback nearest the dwelling.

(c) Accessory buildings or structures located in any district or portion of a district, other than those included under subsection (b) above, shall be subject to the following regulations, unless otherwise provided in this chapter:

(1) No detached accessory structure or building in RP, RC, SP, OS-1, OS-3, B-1 and P-1 districts shall exceed fourteen (14) feet in height unless adhering to all requirements of a main building.

(2) On any corner lot or through lot, the setback requirements for main buildings from a street shall be applicable to accessory buildings or structures, unless otherwise provided.

(3) Structures which support lighting fixtures, other than signs, may be permitted in any yard where off-street parking lots are permitted.

(4) A space for the location of a dumpster, paved and with minimum dimensions of nine (9) feet wide and six (6) feet deep, shall be provided for each zoning lot in the nonresidential districts (SP, OS, B, ES, IRO, and LI-1) regardless of whether or not use of a dumpster is intended. Dumpsters may be permitted as accessory to any use except one-family residential. Dumpsters are permitted provided that:

a. The dumpster is located in a rear yard or interior side yard and is clearly accessible to servicing vehicles.

b. Dumpsters shall be screened from view on all sides. Such screening shall consist of any permanent building wall, obscuring wall or earth mound which is not less than six (6) feet in height or at least one foot above the height of the enclosed dumpster, whichever is greater. Gates providing access shall also provide screening.

c. Dumpsters and their screening enclosures shall be located as far as practicable from any adjoining residential district or use and shall in no instance be located within twenty (20) feet of any residential property line or district.

d. The location of dumpsters shall be indicated on site plans and the location and screening shall be subject to the approval of the code enforcement officer, or of the planning commission when the planning commission reviews the site plan.

(d) Accessory buildings or structures in site condominium developments shall be subject to the requirements of this ordinance applicable to one-family residential lots.

All other one-family residential condominium developments, attached or detached, shall be subject to the following requirements:

(1) Accessory buildings or structures physically attached to a main building shall be located within the building envelope as depicted on the approved site plan and/or shall be subject to any of the minimum setback requirements applicable to main buildings.

(2) Detached accessory buildings or structures, including satellite reception antennas, shall not be located between a main building and a private road or street.

(3) Accessory buildings and uses shall be subject to the floor area limitations of paragraph (b)(4) above and shall be applied on a per unit basis.

(4) A central air conditioning unit, heat pump, swimming pool pumps and mechanical equipment or any other noise producing mechanical system may be located as follows:

a. To the rear of the main building.

b. To the side of a main building where there is a side to side relationship between buildings and provided that no part of the system is within twenty-five (25) feet of any wall of a separate building, if that wall contains windows or doors.

c. In the yard area that is adjacent to a private road or street and not in front of a building, provided that, if it is visible from a private road or street, it shall be screened by landscape material with starting size not less than the height of the system.

d. In the yard area, not in front of a building, that is adjacent to a zoning lot occupied by a nonresidential use.

(5) Building or pole-mounted basketball backboards or hoops may be located between a main building and a private road or street, subject to the following conditions:

a. No more than one such backboard or hoop (either garage or pole-mounted) may be permitted per dwelling unit.

b. A pole-mounted backboard and hoop shall be located within the one third of the distance nearest the unit between dwelling unit and the edge of the street pavement.

(Ord. No. C-2-85, § 1(60.2303), 1-28-85; Ord. No. C-11-86, §§ 4, 5, 3-24-86; Ord. No. C-14-86, § 1, 4-28-86; Ord. No. C-16-89, § 1(60.2303), 9-25-89; Ord. No. C-9-90, § 1, 2-26-90; Ord. No. C-12-90, § 1, 3-26-90; Ord. No. C-8-92, § 1, 1-27-92; Ord. No. C-33-92, § 1, 9-14-92; Ord. No. C-2-93, § 8, 4-26-93; Ord. No. C-7-94, § 1, 4-11-94; Ord. No. C-5-96, § 4, 1-22-96; Ord. No. C-9-01, § 1, 9-10-01; Ord. No. C-13-01, §§ 1, 2, 12-10-01; Ord. No. C-6-02, § 3, 9-9-02)

Editor's note: Ordinance No. C-12-90, § 1, adopted March 26, 1990, amended § 34-539 by adding to paragraph (b) a new subsection (10). Inasmuch as Ord. No. C-9-90, adopted Feb. 26, 1990, already added a new subsection (b)(10) to § 34-539, the editor has renumbered the provisions enacted by Ord. No. C-12-90, § 1, as a new subsection (b)(11).