

# Guidelines for Additions of Garages and Sheds

No accessory buildings, structures, or uses shall be erected in the front or side open space or within permanent easements. It must be located on the same lot as the principal use to which it is related. No accessory building shall be used or erected for dwelling in all zoning districts. An accessory building or structure over 200 sq ft is required to have a building permit.

Guidelines Only - Please contact the Village of Beverly Hills for a complete review of proposal and refer to the current edition of the Michigan Building Code for applicable standards.

## Application Process

- Submit survey drawing showing location and setbacks to Village of Beverly Hills.
- Apply for all relevant permits with City of Royal Oak.
- Supply 2 sets of plans to be signed by your local Homeowner's Association, if applicable.

|                          | <u>Garages</u>   | <u>Sheds</u>  |
|--------------------------|--|---|
| <b>Attached to home:</b> | 12" x 42" footing  | Sheds cannot be attached to house.  |
| <b>Unattached:</b>       | If <b>over</b> 400 S.F. or 10' high requires 12" x 42" footing. <b>Under</b> 400 S.F. and <b>under</b> 10' high requires 4" x 24" footings.  | If <b>over</b> 400 S.F. or 10' high requires 12" x 42" footing. <b>Under</b> 400 S.F. and <b>under</b> 10' high requires 4" x 24" footings.                 |
| <b>If bricked:</b>       | 42" deep footing, 12" wide   |   |
| <b>Floor:</b>            | 2" sand base, 4" concrete  | 2" sand base, 4" concrete   |
| <b>Area:</b>             | Detached garages limited to 720 sq. ft   | Maximum of 720 sq. ft.  |
| <b>Height:</b>           | Total for all accessory structures, including attached garages, are limited to 50% of ground floor area of principal building.<br>Attached not to exceed the allowed height of the zone district. No living space shall be above an attached garage unless it meets standards per the building code.   | Total for all accessory structures, including attached garages, are limited to 50% of ground floor area of principal building.<br>Maximum of 15' in height. |
| <b>Setback:</b>          | Unattached limited to a maximum of 15' in height.<br>Attached garages are subject to setbacks of principal building.<br><br>Unattached garages must be 6' from the back lot line if there is an easement, or 5' if there is no easement. Unattached garages must be 5' from side lot line. Corner lot garage should be 20' from the side lot line. | 5' from all adjoining lot lines.<br>Up to, but not on any easements.  |
| <b>Inspections:</b>      | Trench footings<br>Rough building-if covering interior<br>Electrical and heating, if necessary<br>Final building   | Footings or ratwall/sand location<br>Final building   |

BEFORE YOU DIG, CALL MISS DIG: 800 482-7171  
NO CONSTRUCTION from 8:00 pm to 7:00 am OR on SUNDAY