



CHARTER TOWNSHIP OF PORT HURON

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ATTACHED AND DETACHED ACCESSORY STRUCTURES CONSTRUCTION POLICY

For "ACCESSORY STRUCTURES" the use of the structure, and the definition, as found in the "Definitions" sections of the Zoning Ordinance and the State Building Code will define the structure. By Definition it may not exceed 3000 sq. ft. and must be "incidental" to the use of the dwelling, which would not allow it to be part of the egress without compliance with the Bldg. code.

- **"Detached" accessory buildings and structures such as "Sheds", that do not exceed 200 sq. ft.** will need to comply with the following:
 - A **"Zoning Permit"** application will be required to be submitted.
 - A Mortgage Survey, Property Survey or a Plot Plan Drawing will be required to be submitted with the location of all existing and proposed structures drawn to scale.
 - For the construction of a shed enclosure, a "floor" will need to be provided which will need to be, at minimum, treated lumber or for the storage of vehicles or combustible liquids, an approved non-combustible material must be provided that is sloped to the door or main vehicle entry for drainage purposes.
 - A "ratwall" or footing is recommended, but will not be required due to the fact that a building permit is not required per the MI Res. Code Section 105.2 Work exempt from permits.

- **"Detached Accessory Buildings and other Structures" that exceed 200 sq. ft., up to 600 sq. ft., and are constructed of light frame 2x4" construction, with an eve height of 10 feet or less** will need the following:
 - A **"Building Permit"** application will be required to be filled out and turned in by the property owner or a licensed builder prior to starting any work per the MI Res. Code Section 105.1 – 105.2, as well as complete compliance with all other code requirements listed such as but not limited to treated plates, span charts, etc.
 - A Mortgage Survey, Property Survey or a Plot Plan Drawing will be required to be submitted with the location of all existing and proposed structures drawn to scale.
 - All structures must be anchored to the ground to prevent possible upheaval/damage.
 - A minimum 4" thick concrete footing or ratwall or of no less than 24" below grade is required per the direction of the Building Official for general animal control issues in Port Huron Township for general animal control issues, in line with appendix "F" of the 2009 MI Bldg. Code.

- **"Detached Accessory Building and Structures" that are constructed of other than light frame 2x4" construction (such as Post and Beam framing), with an eve height of 10 feet or less** will need the following:
 - Compliance with all the above requirements as well as the following.
 - 42" footings need to be installed for the posts
 - A minimum 4" thick concrete footing or ratwall or of no less than 24" below grade is required per the direction of the Building Official for general animal control issues in Port Huron Township for general animal control issues, in line with appendix "F" of the 2009 MI Bldg. Code.

- **All Attached and/or Detached Accessory Building and/or Structures exceeding six hundred (>600) square feet, or with eve heights exceeding ten (>10) feet, require full 42” footings per MRC, R403.1.4.1. as well as compliance with all of the above requirements. No Attached Accessory Structure may exceed 1000 square feet. See the “Schedule of Detached Accessory Structures Regulations” for permitted sizes based on lot size.**

Temporary Structures and Uses:

- **Residential Uses**

- The Building Official may issue a Zoning Permit for “Temporary Uses” such as construction trailers or “Temporary Structures” such as tents and membrane structures for periods not to exceed (1) one year.
 - Any “tents” that are used as accessory structures shall be considered temporary structures and will require a 6 month Zoning permit, with a possible 6 month extension, and be regulated under section 40-668, Temporary Structure, of the Ordinance. A permit will not be issued for temporary structures that exceed the amount of Maximum Allowable Floor Area allowed for accessory structures, on each parcel, in the “Schedule of Detached Accessory Structures Regulations.”
 - “Tents” used as temporary structures for marriages and graduation parties, etc., may exceed the amount of Maximum Allowable Floor Area listed in “Section 40-666 Schedule of Detached Accessory Structures Regulations” but will be considered temporary uses and require a zoning permit to be issued for no more than 30 days based on the use. (See Section 40.668)

- **Non-Residential Uses**

- Temporary Uses, Structures, and Events for Non-Residential purposes will require the issuance of a Zoning Permit and shall comply with Items (5) and (6) of Section 40-668 Temporary Structures and uses.
 - Additional requirements may include adequate off-street parking, electrical review, approval and permits as well as a possible performance bond to ensure proper cleanup.
 - Any annual use or a use proposing to last more than 30 days will require review and approval by the Planning Commission.

- **All Temporary tents and membrane structures shall comply with Chapter 24 of the 2009 IFC. Any temporary tents and membrane structures that exceed 400 sq. ft., will also require the issuance of a Permit from the fire code official.**