

City of Grosse Pointe Woods, Michigan
Detached Garage/Accessory Building Restrictions, Ordinance #50-526
Building OR Zoning Compliance(-200 sq ft) Permit Required
Building Department 313-343-2426

Min. side yard setback: If building is 0 – 10' from house, must be minimum of 4' from side lot line
If building is 10' – 20' from house, must be minimum of 3' from side lot line
If building is 20' – 30' from house, must be minimum of 2' from side lot line

Rear setback: 6' minimum (may vary dependent upon easement)

The architectural character, design and construction material of all accessory buildings shall be compatible with the architectural character of the principal building. Detached accessory buildings shall not exceed one story with total rear yard lot coverage at 40% and cannot be constructed or erected within 4' of any existing building/structure upon the same lot or an adjoining lot.

Inspections (2): 1) 4"x24" ratwall with 4" slab; and,
2) Final

Rat Wall/Slab Requirements: **Less than 200 sq.ft. - Zoning Compliance Permit** required.
4" concrete slab over 4" of compacted sand or appropriate compacted fill, and 4"x24" concrete rat wall below existing grade.
More than 200 sq.ft. – Building Permit required.
4"x24" concrete rat wall and shall have a 4" concrete slab or a frost protected foundation

Height: 10' maximum wall height. Garage cannot be higher than the principal structure on the property, or in R-1A districts the max height shall be 22' and in all other districts the max height shall be 18' as measured from ridge to finished grade.

Concrete: Five sacks – 6% air-entrained – Six gallons of water to a yard.
Concrete to be a minimum of 4".

Preparing Site: Sod to be removed before placing concrete

Finish: Concrete exposed to weather – to be screened, floated and light broom finish

Expansion Strip Under Plate: Yes

Footings: Masonry fronts, plaster boxes, garages & breezeways attached to house – minimum footing 8" x 42"

Bolts: Anchor bolts, eight ft. (8' apart, ½" diameter and 2" above concrete)

Wind Bracing: Yes

Wall Plates:	Top to be double		
Header Over Doors:	<u>Size</u>	<u>Non-Bearing</u>	<u>Bearing</u>
	8 ft.	2 – 2 x 6	2 – 2 x 8 double
	9 ft.	2 – 2 x 8	2 – 2 x 10 double
	16 ft.	2 – 2 x 10	3 – 2 x 12 double
Header Over Windows:	If no stud cut, header not necessary. In openings up to 4 ft. 2' x 4' permitted		
Siding Thickness:	5/8" minimum		
Rafters:	Width	Hip	Gable
	14'	2" x 4" – 16 o.c.	2" x 4" – 16 o.c.
	15' – 22'	2" x 6" – 16 o.c.	2" x 6" – 16 o.c.
Ridge Board:	One size larger than rafters		
Cross Ties:	1" x 6" – 4' centers		
Roofing:	1" boards or ½" c.d.x. plywood		
Studs:	16" o.c.		
Corner Studs:	2		
Nailing:	6" boards 2 nails over 6" to 8" boards 3 nails		
Shingle Nailing:	As per manufacturer recommendations		
Brick Veneer Garages:	Sheet on either side of studs		
Gutters:	Gutters to be on garage if on neighbor's side of lot		
Masonry Garage:	Brick & slab metal or headers for ties. Wall to be finished with slab And 2" x 8" plate bolted every 8 feet.		
Grade:	Meet adjacent neighbor's grade.		

- **Sec. 50-278. - Accessory buildings and uses.**

The entire area of the site in an R-3 district shall be treated so as to service the needs of the residents occupying the planned multiple-family residential development. Any accessory buildings, uses or services shall be developed solely for the use of residents therein. Uses considered as accessory uses for purposes of this division include but are not necessarily limited to the following: swimming pools, cabanas, garden and patio areas, pavilions, recreation areas and other similar uses.

(Code 1975, § 5-6-14; Code 1997, § 98-144)

- **Sec. 50-236. - Lot area and width.**

Two-family dwellings or two-family income dwellings in R-2 districts, together with accessory buildings, hereafter erected, shall be located only on lots having not less than 5,000 square feet of area and with an average width of not less than 50 feet; provided, however, that any lot of record prior to the adoption date of the ordinance from which this chapter is derived with less area than specified in this section may be used for a one-family dwelling.

(Code 1975, § 5-5-4; Code 1997, § 98-104)

- **Sec. 50-237. - Lot coverage.**

In R-2 districts, each one-family or two-family dwelling, together with its accessory buildings, hereafter erected on any lot, shall not cover more than 30 percent of the area of such lot; provided, however, that for lots less than 4,000 square feet in area, used for a one-family dwelling, the allowable percentage of lot coverage shall be increased by one percent for each 100 square feet by which the area of a lot is less than 4,000 square feet, with a maximum coverage in any case not in excess of 45 percent.

- **Sec. 50-272. - Lot coverage.**

In an R-3 district, no building or structure hereafter erected or altered, together with any accessory building, shall cover more than 25 percent of the lot area or parcel of land area.

(Code 1975, § 5-6-8; Code 1997, § 98-138)

(Code 1975, § 5-5-5; Code 1997, § 98-105)

- **Sec. 50-281. - Approval by planning commission.**

- (a)

No recommendation for approval of an application for the construction of a planned multiple-family residential development in an R-3 district shall be authorized unless it has been found by the planning commission, after a review of the site plan and exterior elevations of the proposed buildings and structures, that the following conditions have been met:

- (1)

Exterior architectural elevations of the proposed buildings and structures shall be designed so as to not be at variance with the architectural style of any adjacent residential buildings. The planning commission, in reviewing exterior elevations, shall be concerned with the following details in establishing similarity with adjacent residential buildings:

- a. Height of structure.
- b. Building material.
- c. Adherence to the design standards ordinance.
- d. Front, side and rear elevations.
- e. Architectural treatment of off-street parking facilities and accessory buildings and uses.

(2)

The application shall be accompanied by a complete set of plans and specifications for the construction, together with a plot plan showing the location of all buildings and structures with reference to the side, front and all rear property lines of the property involved. Such plot plan shall have measurements deemed necessary and indicated thereon.

(3)

A detailed plan for the landscaping of the front, side and rear yards shall be filed with the application.

(b)

More specifically, the planning commission shall determine that:

(1)

The vehicular transportation system shall provide for circulation throughout the site and for efficient ingress and egress to all parts of the site by fire and safety equipment.

(2)

Pedestrian walkway systems shall be provided to connect the areas of the site, and to connect, as needed, the site with schools and shopping areas and other public gathering areas. Pedestrian walkways shall be provided as deemed necessary by the planning commission for separating pedestrian and vehicular traffic.

(3)

Recreation and open space areas shall be provided as appropriate.

(4)

The site plan shall comply with district requirements for minimum floor space, height of building, lot size, yard space, maximum lot coverage and all other requirements as set forth in the regulations for the R-3 district classification.

(5)

The requirements for greenbelt, fencing, walls and other protective barriers shall be complied with as provided in section 50-532 and article V of this chapter.

(6)

The site plan shall provide for adequate storage space for the use therein, including, where necessary, storage space for recreational vehicles.

(c)

The planning commission shall examine the application for the construction of a planned multiple-family residential development and accompanying documents and, if need be, require alterations and changes therein in order to ensure that the use of the property will not be injurious or detrimental to the surrounding neighborhood and that there is compliance with this chapter.

(Code 1975, § 5-6-17; Code 1997, § 98-147)

ORDINANCE # 867

AN ORDINANCE TO AMEND CHAPTER 50 ZONING,
SEC. 50-526 ACCESSORY BUILDINGS,
BY ADDING REQUIREMENTS FOR PERMITS,
CONCRETE SLABS AND RATWALLS

THE CITY OF GROSSE POINTE WOODS ORDAINS:

Sec. 50-526(1):

(g) Accessory buildings not exceeding 200 square feet require a zoning compliance permit issued by the Building Inspector, shall be placed on a 4 inch concrete slab over 4 inches of compacted sand, and shall have a 4 inch by 24 inch concrete rat wall below existing grade.

(h) Accessory buildings in excess of 200 square feet require a building permit issued by the Building Inspector, shall have a 4 inch by 24 inch rat wall, and shall have a 4 inch concrete slab or a frost protected foundation as required by State Building Code as amended.

First Reading:	<u>11-05-15</u>
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R403.1.3.5.4 Lap splices. Vertical and horizontal reinforcement shall be the longest lengths practical. Where splices are necessary in reinforcement, the length of lap splice shall be in accordance with Table R608.5.4.(1) and Figure R608.5.4(1). The maximum gap between noncontact parallel bars at a lap splice shall not exceed the smaller of one-fifth the required lap length and 6 inches (152 mm) [see Figure R608.5.4(1)].

R403.1.3.6 Isolated concrete footings. In detached one- and two-family dwellings that are three stories or less in height and constructed with stud bearing walls, isolated plain concrete footings supporting columns or pedestals are permitted.

R403.1.4 Minimum depth. All exterior footings and foundation systems shall extend 42 inches (1067 mm) below actual grade. Where applicable, the depth of the footings shall also conform to Section R403.1.4.1 of the code.

Exception: Upon evidence of the existence of any of the following conditions, the building official may modify the footing depth accordingly:

- (a) Freezing temperatures (freezing degree days).
- (b) Soil type.
- (c) Ground water conditions.
- (d) Snow depth experience.
- (e) Exposure to the elements.
- (f) Other specific conditions identified by the building official that may affect the foundation system.

R 408.30522

R403.1.4.1 Frost protection. Except where otherwise protected from frost, foundation walls, piers and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:

1. Extended below the frost line specified in Table R301.2.(1).
2. Constructed in accordance with Section R403.3.
3. Constructed in accordance with ASCE 32.
4. Erected on solid rock.

Exceptions:

1. Protection of freestanding *accessory structures* with an area of 600 square feet (56 m²) or less, of light-frame construction, with an eave height of 10 feet (3048 mm) or less shall not be required.
2. Protection of freestanding *accessory structures* with an area of 400 square feet (37 m²) or less, of other than light-frame construction, with an eave height of 10 feet (3048 mm) or less shall not be required.
3. Decks not supported by a dwelling need not be provided with footings that extend below the frost line.

Footings shall not bear on frozen soil unless the frozen condition is permanent.

R403.1.5 Slope. The top surface of footings shall be level. The bottom surface of footings shall not have a slope exceeding one unit vertical in 10 units horizontal (10-percent slope). Footings shall be stepped where it is necessary to change the elevation of the top surface of the footings or where the slope of the bottom surface of the footings will exceed one unit vertical in 10 units horizontal (10-percent slope).

R403.1.6 Foundation anchorage. Wood sill plates and wood walls supported directly on continuous foundations shall be anchored to the foundation in accordance with this section.

Cold-formed steel framing shall be anchored directly to the foundation or fastened to wood sill plates anchored to the foundation. Anchorage of cold-formed steel framing and sill plates supporting cold-formed steel framing shall be in accordance with this section and Section R505.3.1 or R603.3.1.

Wood sole plates at all exterior walls on monolithic slabs, wood sole plates of *braced wall panels* at building interiors on monolithic slabs and all wood sill plates shall be anchored to the foundation with minimum 1/2-inch-diameter (12.7 mm) anchor bolts spaced a maximum of 6 feet (1829 mm) on center or *approved* anchors or anchor straps spaced as required to provide equivalent anchorage to 1/2-inch-diameter (12.7 mm) anchor bolts. Bolts shall extend a minimum of 7 inches (178 mm) into concrete or grouted cells of concrete masonry units. The bolts shall be located in the middle third of the width of the plate. A nut and washer shall be tightened on each anchor bolt. There shall be a minimum of two bolts per plate section with one bolt located not more than 12 inches (305 mm) or less than seven bolt diameters from each end of the plate section. Interior bearing wall sole plates on monolithic slab foundation that are not part of a *braced wall panel* shall be positively anchored with *approved* fasteners. Sill plates and sole plates shall be protected against decay and termites where required by Sections R317 and R318.

Exceptions:

1. Walls 24 inches (610 mm) total length or shorter connecting offset braced wall panels shall be anchored to the foundation with a minimum of one anchor bolt located in the center third of the plate section and shall be attached to adjacent braced wall panels at corners as shown in Item 9 of Table R602.3(1).
2. Connection of walls 12 inches (305 mm) total length or shorter connecting offset *braced wall panels* to the foundation without anchor bolts shall be permitted. The wall shall be attached to adjacent braced wall panels at corners as shown in Item 9 of Table R602.3(1).

R403.1.6.1 Foundation anchorage in Seismic Design Categories C, D₀, D₁ and D₂. In addition to the requirements of Section R403.1.6, the following