



SHED & DETACHED GARAGE REQUIREMENTS
CITY OF NOVI
Community Development Department
(248) 347-0415

I. Submittal

1. Building Permit Application for sheds and detached garages over 200 sq.ft
(Buildings less than 200 square feet - Zoning permit only)
2. Site Plans - 2 copies (for zoning permit)
 - Indicate proposed location of new structure
 - Location of all other structures on lot
 - Distance from proposed structure to property lines
 - Location of easements
 - Location of existing overhead wires (if applicable)
3. Construction drawings or brochure for common shed or garage - 2 copies
Drawings shall include:
 1. Floor Plan
 2. Roof Plan
 3. Cross Section
4. Homeowner Association approval
5. Woodland and Wetland Affidavits

II. Requirements

- Shed or detached garage must be in rear yard, no closer than six (6) feet to rear or side property line.
- Shed or detached garage cannot be located in the front or side yard
- Shed or garage must be no closer than 10 feet to the main structure (house).
- Shed or garage is limited to one story and 14 feet in height, measured to the mean height of the roof.
- Shed or garage is not to be located in any easements.
- There is not to be more than one detached accessory building for any lot less than 21,780 sq. ft. in area.
- There is not to be more than two accessory structures for any lot 21,780 sq. ft. or more in area.
- The proposed lot coverage for all accessory structures cannot exceed 25% of the required rear yard area.
- Accessory structures cannot be constructed under overhead power lines. The service will need to be moved prior to construction and a new service location permit applied for.

- The maximum square footage for all accessory structures:

| | R-A | R-1 | R-2 | R-3 | R-4 |
|----------------|------|------|------|-----|-----|
| Square footage | 1500 | 1500 | 1000 | 850 | 850 |

- Code requirements:
 - Footings and Foundations- Table R403.1
 - Foundation Anchorage – per figure 403.1(6)
 - Standard Framing Requirements-R602&R802