

GENERAL INFORMATION

An accessory structure is defined as a shed, pole building, carport, deck, garage or lean-to.

Detached accessory structures that are less than 200 square feet in area and 10 feet in height, do not require a building permit and may be located not less than 3 feet from the side and rear property lines and 10 feet from all other structures.

How large a structure can be is determined by the size of the lot and the square footage of any existing accessory structures on the property (including attached garages).

The location where a structure can be situated on the property is determined by setback requirements outlined in the zoning district in which the property is located.

Accessory structures are only allowed to be built on parcels that have an existing primary dwelling unit.

To view the General Provisions Chapter of the Zoning Ordinance, please visit our website at:

www.plainfieldmi.org



PLAINFIELD CHARTER TOWNSHIP

COMMUNITY DEVELOPMENT
DEPARTMENT
PLANNING, ZONING &
BUILDING SERVICES

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SERVICES

Thinking of Building an

Accessory Structure?

Guide to the Building Permit
Process for Constructing an
Accessory Structure



THE BUILDING PERMIT PROCESS

What you will need to submit through Cascade Township:

Application

A building permit application can be found on Cascade Township's website: Cascadetwp.com. The application package can be submitted online or via hard copies. Please select Plainfield Township's building permit application. Cascade Township will be doing the building code review, and Plainfield Township will be doing the zoning review, which includes the maximum size, height, and location of the accessory building. This is all one process under the building permit process.

A Site Plan

A site plan for the purposes of a building permit is usually a survey or an aerial photo of a parcel. The proposed structure is added/sketched to the site plan, showing the distances between it and each of the lot lines, as well as distances between any existing structures on the parcel.

Construction Drawings

These drawings will show elevations, cross sections, width and height of the proposed structure. Notes regarding the types and sizes of materials used will be required as well.

Inspections

Please contact Cascade Township to set up the required inspections. For more information, please visit Cascadetwp.com.

Depending on your lot area, one of the following categories will apply to determine the height, area and number of accessory structures allowed on your property. The information below will also tell you the minimum distance from the side and rear lot lines (set backs) the proposed accessory structure can be located.

Lot Area	Maximum Accessory Building Height	Minimum Building Side Yard Setback ¹	Minimum Building Rear Yard Setback ¹	Maximum Number of Accessory Buildings	Separation Distance ⁵	Maximum Combined Size of All Buildings ²
0.5 acres or less	14 feet	District Setback	5 feet	3 Attached or Detached	10 feet (note exception for R-1A)	1,200 sq. ft.
Greater than 0.5 acres - 1 acre	16 feet	District Setback	5 feet	3 Attached or Detached	10 feet	1,600 sq. ft.
Greater than 1 acre - 2 acres	16 feet	District Setback	5 feet	3 Attached or Detached	10 feet	2,000 sq. ft.
Greater than 2 acres - 5 acres	18 feet	District Setback	10 feet	3 Attached or Detached	10 feet	3,000 sq. ft.
Greater than 5 acres	25 feet	District Setback	20 feet	3 Attached or Detached	10 feet	5,000 sq. ft.

- 1) Detached Accessory Buildings less than 200 square feet in area may be located not less than 3 feet from the side and rear property lines.
- 2) Also refer to Chapter 3 General Provisions of the Zoning Ordinance
- 3) Any accessory buildings over 1,200 square feet in size must be 20 feet from the rear property line.
- 4) Separation distance is measured from overhang to overhang. Separation distance may be reduced to 5 feet in the R-1A zoning district.

*Height is measured at the mid-point peak and eave

There is a maximum of 864 square feet for attached accessory buildings (bonuses for extra finished floor area in Section 3.01E).

There is a maximum of 2400 square feet for detached accessory buildings.

Accessory buildings must be at least 10 feet away from any other structures on the property (i.e. house, deck, pool).

*District Setbacks for Side Yards ⁽⁶⁾

RP: Rural Preservation	25 feet
RE: Rural Estate Residential	15 feet
R-1A: Residential	5 feet (15 ft total)
R-1B: Residential	10 feet
R-1C: Residential	10 feet
R-2: Residential	10 feet
R3, R4: Residential	Contact CDD

On corner lots, accessory buildings and accessory structures shall meet the minimum setback required for the principal building. For more information, please consult the Community Development Department.

Questions?

For zoning questions relating to the size of the permitted accessory structure, the permitted location of the accessory structure on site, permitted uses, etc., please contact Plainfield Charter Township's Community Development Department at: CommunityDevelopment@plainfieldmi.org (616)364-1190

For building code questions, please contact Cascade Township at: 616-949-3765