



SHEDS / ACCESSORY STRUCTURES FAQ

CITY OF RIVERVIEW BUILDING DEPARTMENT

14100 Civic Park Drive
Riverview, MI 48193
(734) 281-4242 Fax: (734) 281-4247

What do I need to consider before putting up a shed?

Call Miss Dig prior to digging or determining shed placement. Hand dig within 3' of lines marked by Miss Dig for safety. DTE requires an 11' clearance from utility poles. Check the property grade to ensure that water drains away from the structure. Other factors to consider are tree roots, overhead wires, obstruction of a neighbor's view and aesthetics. Inquire if there are any home owner's association restrictions.

What's the difference between pre-assembled, pre-cut and custom built sheds?

A preassembled shed is purchased with the modular sections (walls, roof, floor etc.) already assembled. Precut shed kits contain all the shed components boxed as a ready to assemble kit with nothing preassembled. Custom built sheds are designed by owner or contractor and are constructed from a set of plans (permit required).

Does a shed require a permit?

Smaller preassembled sheds and kits do not require a permit although a concrete foundation is required and you must have a permit for this. Plans designs for custom built sheds must submit a building application. Water hook-up and lighting will require a plumbing and/or electrical permit(s).

Where can my shed be located?

Sheds must be placed a certain distance from property lines and other structures. This distance is called a "setback" requirement. Attached garages and storage structures must meet the same setback requirements as those which apply to your house. On the permit application, clearly indicate the size of the lot, all buildings on the lot, and where the shed will be located in the rear yard. Measure the distance of the shed to the property lines as well as the distance from other structures and show all figures on the permit request.

Setbacks for a Detached Shed in One-Family Residential Districts (R-1 – R-4)

- ✓ Sheds must be 11' away from any utility pole per DTE (Note: Electrical service lines can be moved at the owner's expense. Call DTE at (800) 447-4747)
- ✓ Sheds shall be three (3) feet away from lot or property lines
- ✓ Sheds shall not be located in any easement or required front yards
- ✓ Sheds shall be at least one (1) foot away from an easement or right of way
- ✓ Sheds shall be separated from other structures by a minimum of ten (10) feet

Sheds are accessory structures used for storage; they are not attached to the principal structure.

No accessory building or structure shall be constructed on any lot on which there is not a principal building.

Attached and detached sheds in residential districts shall NOT be used as dwelling units or for any business, professional, trade or occupation, or as storage space that is offered for rent.

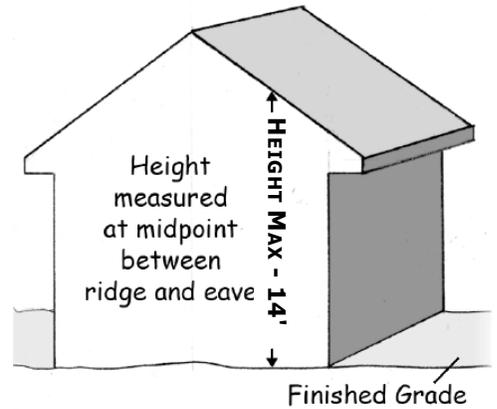
They MAY be used for a permitted home occupation, subject to the requirements of Section 8.104 Home Occupations.

Homeowners on corner lots must contact the building department because of street setback requirements.

If the accessory structure does not comply with the city's zoning regulations, you may apply to the Zoning Board of Appeals for a variance.

What is the height limit for my shed?

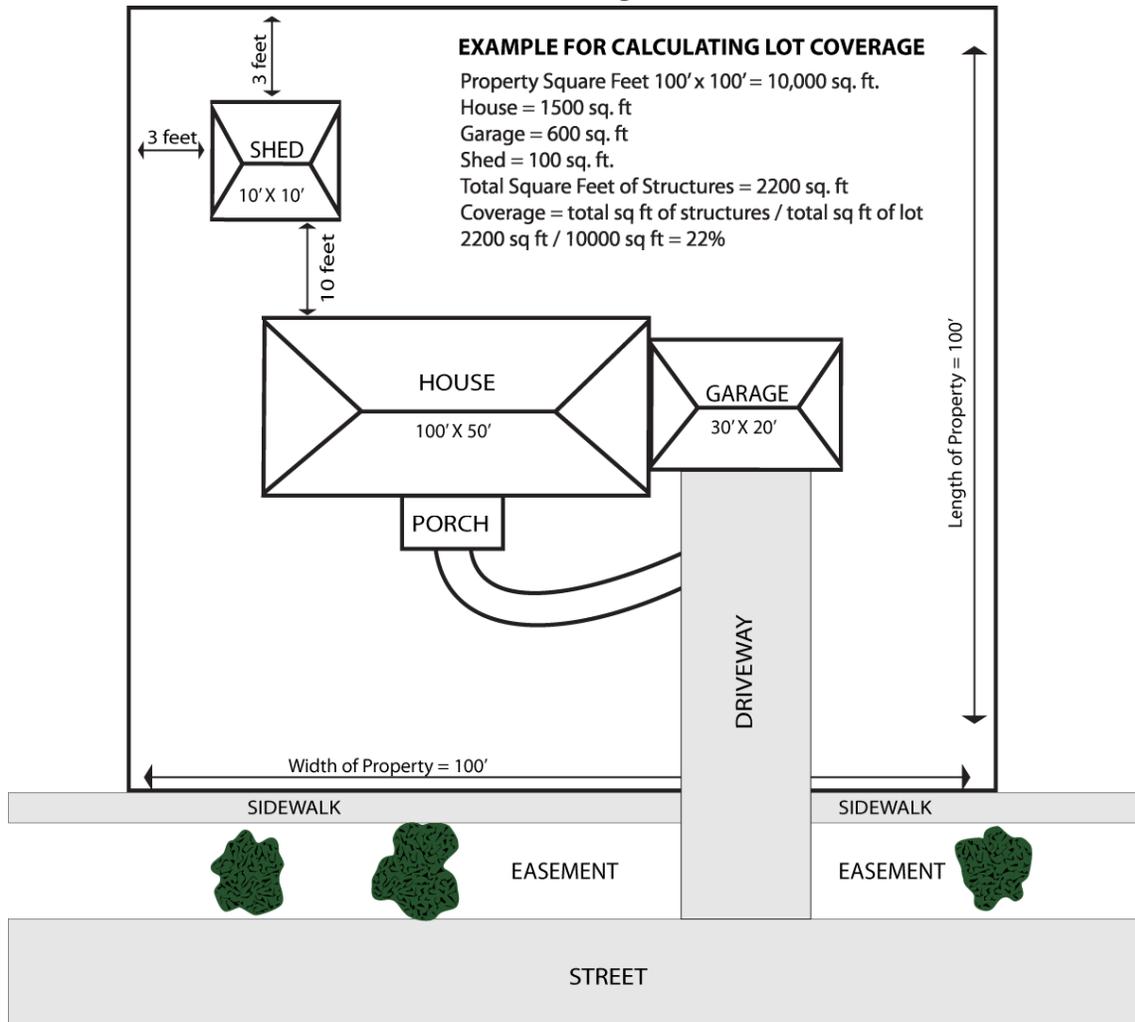
Shed height is limited to fourteen (14) feet and is determined by measuring from the ground to the roof. Different types of roofs require a different way to measure what the "top" is. For example: if a roof is flat, measure to the highest point of the roof surface; if a roof is a mansard roof, measure to the deck; if the roof is a gable roof, hip roof or gambrel roof, you will measure to halfway between the eave and the ridge.



What is Riverview's lot coverage limit and how do I calculate it?

The lot coverage limit for one-family residential zoning districts is limited to 30% of the property coverage. Accessory structures are included in computations to determine compliance with maximum coverage standards. **Decks, pools and porches are generally exempt from lot coverage calculations.*

30 % Maximum Coverage R1 – R4



CALL MISS DIG BEFORE YOU START – DIAL 811 or 800-482-7171

STAY 11' MIN AWAY FROM UTILITY POLES – HAND DIG WITHIN 3' OF MISS DIG LINES