



Building Services Department
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Business Hours:
Monday - Thursday 7:00 a.m. - 6:00 p.m.
Closed Friday

Residential

Zoning FAQs

Accessory Structure Placement

Q1. What is an accessory structure?

A1. An “accessory structure” is a building or other structure that is smaller in size and secondary in purpose to the principal use of the property. It can be attached to the house or it can be a separate structure. Most often, an accessory structure is a garage or shed, but can also include carports, gazebos, and greenhouses.

Q2. Why does the Zoning Ordinance regulate accessory structures?

A2. The Zoning Ordinance ensures that the accessory structure will be properly placed on the lot in relation to the house and the property lines, the structure will be compatible with the house and the neighborhood, and minimum greenspace requirements will be met.

If your property is located in an historic district, the structure must also be approved by the City’s Historic Preservation Commission. The zoning and historic preservation reviews can be done when you come in for the building permit.

Q3. What types of permits are required before I can build (or add onto) my accessory structure?

A3. **Zoning Permit.** A zoning permit is required for accessory structures that are 120-200 sq.ft. in size.

Building Permit. A building permit is required for accessory structures that are 200 sq. ft. or larger in size. See the Building Department’s *Permit Guide for Residential Garages* for more information.

Curb Cut or Driveway. If a new curb cut or driveway is planned, the Department of Public Works (DPW) will review the proposed location.

Q4. What information must I provide for zoning review?

A4. The following information is needed:

- **Building Permit Application.**
- **Zoning Information Attachment** as required (see A3 above).
- **Site Plan** (overhead view) showing the exact locations and dimensions of all property lines, existing buildings, driveways, streets, alleys and the proposed accessory structure and any proposed driveways or curb cuts.
- **Elevation** drawing (side view) of the proposed accessory structure identifying all building materials.

Q5. How large can my accessory structure be?

A5. It depends on the Zone District, the size of the lot, and other accessory structures already on the property.

Q6. How high can my accessory structure be?

A6. It depends on the Zone District and the lot size. Height is measured from the finished grade to the mid-point of the roof (between the peak and the top of the wall).

Q7. What other zoning requirements must be followed?

A7. In addition to square footage and height, the following requirements apply:

Detached Accessory Structures

- Must be architecturally compatible with the house.
- Must be located at least 6 ft. from rear and side lot lines.
- Cannot be located in the front yard.
- Must be placed at least 10 ft. from house.

Attached Accessory Structures

- Must meet the setback requirements for the house.

Other

- Corner lots have special characteristics and different requirements.

For More Information:

www.mytecumseh.org/government/dev-services/building-services-department.htm.

City of Tecumseh Building Services Department

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