

Under the Cadillac Zoning Code, an accessory building is defined as a building which is incidental to, customarily found in connection with, and located on the same zoning lot as the principal building to which it is related.

Common examples of accessory buildings include detached garages, sheds, gazebos, and boathouses. Accessory buildings may not be constructed on a lot unless the lot also possesses a principal or main building (e.g. a dwelling).

Zoning permits are issued at no charge. The City requires a site plan that depicts property lines, existing buildings, the proposed building, and the distances between each of those elements. Site plans may be hand-drawn.

The City may require a boundary survey confirming lot line and building setback locations. Regardless, applicants are responsible for compliance with required building setbacks.

Detached accessory buildings that are 200 or more square feet in size must also receive a building permit from the Wexford County Building Department.

On accessory buildings of 200 square feet or less, permanent foundations are not required. However, it is recommended that measures be taken to secure/seal the building from intrusion by vermin and rodents and that buildings are properly secured to prevent movement due to high winds.

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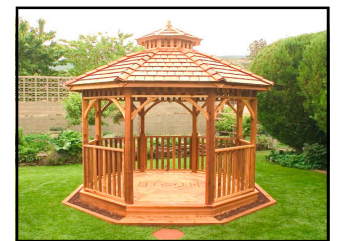
City Administrative Offices
200 N. Lake Street
Cadillac, MI 49601
www.cadillac-mi.net

Wexford County Building Department
401 N. Lake Street
Cadillac, MI 49601
www.wexfordcounty.org
(231) 779-9465
building@wexfordcounty.org

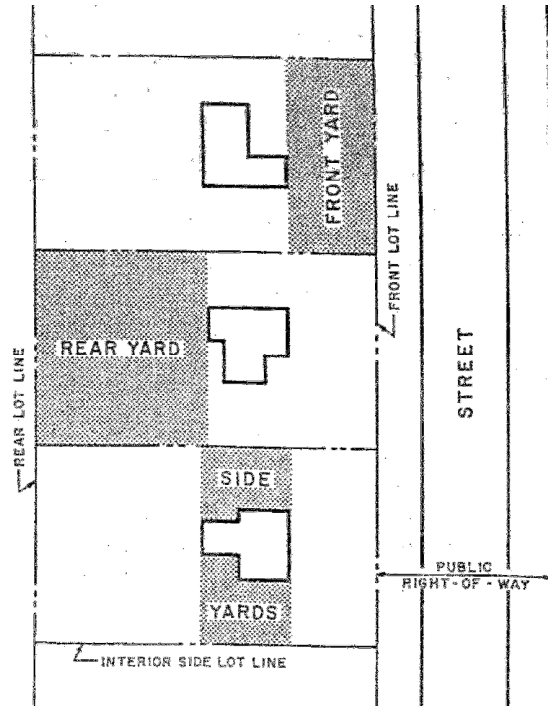


May 2012

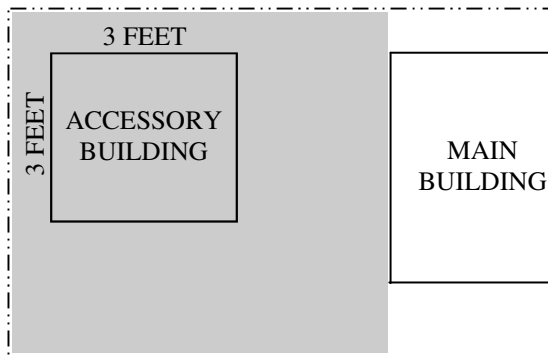
Accessory Building Zoning Requirements



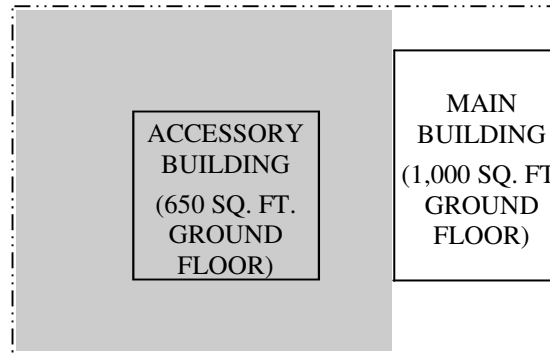
Accessory buildings must be located in the rear yard of a property.



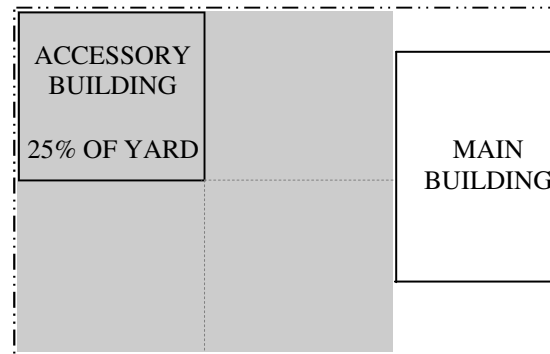
Accessory buildings must be at least three feet from any side or rear lot line.



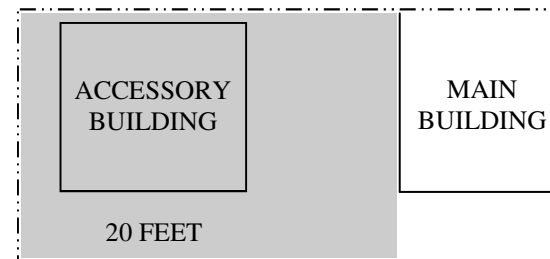
The ground floor area of an accessory building may not exceed 65% of the floor area of the main building's ground floor.



Accessory buildings may not occupy more than 25% of the rear yard area.

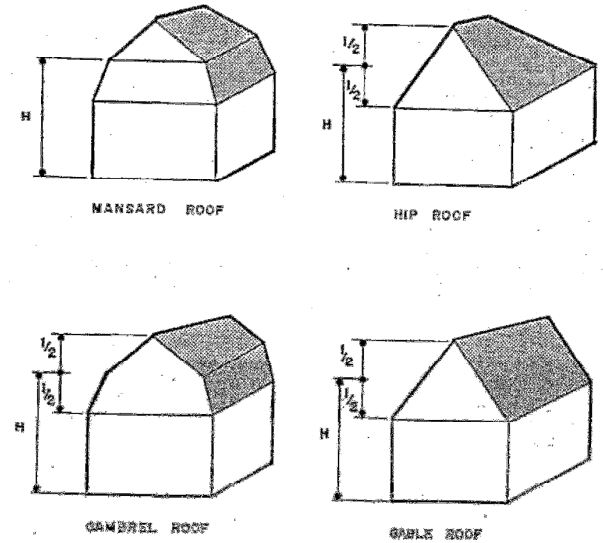


On corner lots, accessory buildings must be at least 20 feet from the side street lot line. The property owner may choose which street to designate as the side street.



STREET

An accessory building's height may not exceed one story or 20 feet. Building height is measured from grade level to the highest point of the roof surface for flat roofs, to the deck line of mansard roofs, and to the average height between the eaves and ridge for gable, hip, and gambrel roofs.



Unless its walls are constructed with at least a one-hour fire rating, accessory buildings must be located at least 10 feet from any main building. This restriction also applies to main buildings on adjacent parcels.

