

**CHARTER TOWNSHIP OF BRIGHTON
REQUIREMENTS FOR ACCESSORY BUILDINGS (SHEDS)**

Zoning application completely filled out and signed.

Two (2) copies of completely dimensioned drawings, including a site plan (plot plan) that reflects all property lines, roads, existing and/or proposed structures, any lakefront or wetlands area. All setbacks denoted from property lines to existing and proposed structures.

Permits: all applicable plumbing, electrical and mechanical permits are required and are separate from your building permit.

TOWNSHIP ZONING FOR ACCESSORY STRUCTURES

- **Maximum floor area of this building shall not exceed 25% of the rear yard area plus 40% of non-required rear yard (Section 3-04(f)).**
- **Accessory buildings shall be located and confined to the required rear yard, at least 10' from any and all existing structures and 10' from the rear property line. In the case of waterfront property, the building shall be located and confined to the yard area adjacent to the street or road side and shall be screened or landscaped.**
- **The minimum front yard setback required for your zoning district from the road, must be observed.**
- **Only one (1) such building shall be permitted on a lot in addition to one private garage (attached or detached).**
- **No buildings shall exceed one (1) story or 18'.**
- **Said building shall not possess a permanent foundation (footings). They shall be anchored in position through the use of iron or steel stakes that are located at or near all corners (or an approved alternative device that will provide anchorage).**
- **All accessory buildings shall be elevated to a minimum height of 4" above the ground on either, timbers, planks, bricks or anchors to a 4" concrete slab and shall be maintained free of vermin infestation.**

The fees for sheds are:

Sheds under 200 sq. ft. - \$50.00 (included (1) inspection only)

Sheds from 200 to 600 sq. ft. - \$70.00 plus a plan review fee of \$.05 x total sq. ft. of structure or \$25.00 minimum whichever is greater.