

OAK PARK

14000 Oak Park Blvd., Oak Park, MI 48237 • (248) 691-7400 • www.OakParkMI.gov

Building Guidelines for Residential Garages / Sheds

General Information

- A building permit is not required for utility/storage sheds equal to or less than 120 square feet (commercial) or 200 square feet (residential). All other sheds and garages require a plan review and building permit.
- For sheds less than 120 square feet (commercial) or 200 square feet (residential), a zoning permit is required to verify setback compliance.
- Only one main building (house), one accessory structure and one detached garage are allowed in R-1 and R-2 zoning districts.
- Total lot coverage (building with its accessory building) shall not exceed 35 percent of the square footage of the lot.
- Total floor area of all accessory buildings shall not exceed 35 percent of the rear yard and garages may not exceed 600 square feet, or 35 percent whichever is most restrictive
- Garages and sheds shall not exceed 13 feet in height at the point half-way between the peak and the eave of the roof (mean height). See attached garage detail.

Setback Requirements

Detached Garages/Sheds

- Detached garages and storage sheds shall be no closer than 2 feet to a side yard property line and 6 feet from a rear property line and 10 feet from the principal building. Homeowners are responsible for knowledge of their property lines.
- These setbacks also apply to sheds equal to or less than 200 square feet. A garage or accessory building shall not project into the required front or side yard area of the residential lot.

Attached Garages

- Attached garages shall be considered part of the principal building for purposes of location and setbacks and shall maintain the setbacks required for the principal building.

Corner Lots

- In no case may there be less than 20 feet of driveway between a detached garage/carport entrance and property line.

General Building Requirements

- A property survey is required with this application indicating location of proposed building. The survey must include legal description, lot dimensions, legend, existing structures and easements. The survey must be drawn to graphic scale.
- All buildings larger than 600 square feet of floor area or 10 feet in height shall have a minimum 12-inch footing extending 42 inches below grade with a 3.5-inch concrete floor on compacted sand or stone base.

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- Fifteen point felt paper (tar paper) is a minimum requirement on all roof decks.
- Cross tiles spaced a maximum of 48 inches on center are required with standard rafter framing.
- The bottom plate of walls must be 2 x 4 pressure-treated lumber if the bottom wall is less than 8 inches above grade.
- Engineering data is required for roof trusses and micro-lam beams used for overhead door headers.
- All exterior areas shall be weatherproofed and/or surface-coated prior to requesting a final inspection. Wood siding and trim must be painted or stained before the final inspection.
- Anchor bolts shall be a minimum of 1/2 inch in diameter embedded 7 inches into masonry or concrete and spaced a maximum of 6 feet on center and within 12 inches of corners. Anchor straps may be installed per manufacturer's specifications to provide equivalent anchorage.
- Roof sheathing shall be properly edge-spaced or installed with edge clips.
- An electrical permit is required for all electrical work.
- Overhead power lines may not be closer than 3 feet to garage roof surface.

For any additional information contact the Oak Park Building Inspector at (248) 691-7450.