



Accessory Structure Zoning Permit

Submit Applications to City Hall

Street Address: 114 North Kidd Street Ionia, MI 48846

Mailing Address: P.O. Box 496 Ionia, MI 48846

Ph: (616) 527-4170 Website: www.ci.ionia.mi.us

Date of Application: _____

Permit Fee: \$25

- A building permit from Ionia County IS required to construct an accessory structure that is 200 square feet or larger. The County will not issue a building permit until this zoning permit has been approved.
- The applicant shall submit a site plan showing the property dimensions, location of all existing buildings and the location of the proposed new accessory structure, including setbacks from existing structures, on the reverse side of this application or on an attached sheet drawn to scale (Scale shall be: 1" = 20'). Be sure to include a front and side elevation.

Applicant Information

Property Address: _____ Parcel Number: 34-_____

Owner's Name: _____ Contact Person: _____

Phone: _____ Email: _____

Contractor: _____ Contact Person: _____

Address: _____ City, State, Zip: _____

Phone: _____ Email: _____

Project Information

1. What is a brief description of the project? _____

2. Property is (check one): ___ Corner Lot ___ Interior Lot
3. How many accessory structures are currently on this lot? _____
4. What is the total square footage of any existing accessory structures? _____
5. Is there an existing deck or porch on the property? If so, what is the square footage?

6. What are the dimensions and square footage of the accessory structure that you propose to build pursuant to this application? _____

7. Relation of the proposed building/structure to the existing principal building (check one):

___ Attached ___ Detached

8. What is the height of proposed accessory structure (grade to point of peak)? _____

9. What is the square footage of the foot print of the principal building/home? _____

Signature

Property Owner’s Signature: _____ Date: _____

Permit Requirements

Section 1286.01 - Accessory Buildings (See Chapter 1286 for complete requirements)

General Requirements

- Shall not be constructed of cloth, canvas, plastic film, nylon, or similar material that does not provide long-term durability.
- Structures 600 sq. ft. or greater require a frost-free footing.
- Structures less than 600 sq. ft. but greater than 200 sq. ft. in area shall be securely attached to a foundation, footing, or concrete slab to be made a permanent fixture to the property.
- Shall conform to the maximum lot coverage allotment for the zoning district
- A zoning permit is required for all accessory buildings or structures.

Attached

- Shall conform to the minimum setback requirements of the zoning district.
- If height is greater than 8 in. above grade, it shall be joined structurally to the principal building.

Detached

- Shall be setback at least 6 ft. from any property line.
- Must maintain at least 10 ft. separation from the principal structure.
- Shall not be located within any clear vision corner near a driveway or public/private street.

Residential

- The structure shall only be located where there is an existing primary structure (residence).
- Shall only be located in the side or rear yard. Special standards apply to corner lots.
- Decks, porches, and swimming pools are considered accessory structures
- No accessory structure shall exceed 20 ft. in height from grade to peak
- The total square footage of all structures on the property shall not exceed 35% of the property’s land area.

Non-Residential

- The total area of the structure shall not exceed 50% of the total gross floor area of the principal structure.
- Shall only be located in the side or rear yard.
- Accessory building and structures under 500 sq. ft. shall be located at least 10 ft. from any property line and those 500 sq. ft. and greater must be located at least 20 ft. from any property line.
- No accessory structure shall be located closer than 10 ft. to any building.
- The height of the structure may not exceed the height of the main building.

OFFICE USE ONLY

Application #: AS

Approved or **Denied** (Circle One)

Comments: _____

Copies To: _____

Signature: _____ Date: _____