



# ACCESSORY STRUCTURES CARPORTS - GARAGES - SHEDS Fact Sheet

### Authority

Residential accessory structures on properties within the City of Mason are regulated by the City’s Ordinances adopted by the City Council. Website reference: [mason.mi.us/Ordinances](http://mason.mi.us/Ordinances).

### Purpose

- Protect the health, safety, and welfare of our residents.
- Preserve the character and attractiveness of residential neighborhoods.

### Quick Reference

	Requirement	Ordinance/ Code Reference
Definitions	<i>Accessory structure</i> means a structure located on the same lot as the principal structure, the use of which is customarily incidental or secondary to the principal structure or use.	Part II. <a href="#">Sec. 1-2</a> . Definitions
Setbacks, Height and Lot Coverage	<p>Unless otherwise specified, all accessory structures will be built in accordance with the dimensional requirements that apply within the zoning district. In the RS-1, RS-2, RS-3, and R2F districts, an accessory structure may be erected <u>not closer than two feet from the side lot lines</u> if the following requirements are satisfied:</p> <ol style="list-style-type: none"> <li>a. The accessory structure is not attached to, and is located <u>completely behind</u>, the associated principal structure.</li> <li>b. The interior and/or exterior surfaces of the wall facing a side lot line are constructed of <u>fire-resistant material*</u> as approved by the building official if any portion of that wall is closer than five feet from a side lot line.</li> </ol> <p>An accessory structure may be <u>closer to the rear lot line</u> if not attached to, and located <u>completely behind</u>, the associated principal structure, and pursuant to the following:</p> <ol style="list-style-type: none"> <li>a. Where there is a public alley abutting the rear of a lot for the full width of that lot, an accessory structure may be erected <u>not closer than ten feet</u> from a rear lot line.</li> <li>b. Where there is not a public alley abutting the rear of a lot for the full width of that lot, an accessory structure may be erected <u>not closer than five feet</u> from a rear lot line.</li> </ol> <p>Where the rear line of a corner lot coincides with the sideline of an adjoining lot in a residential district, an accessory building shall not be closer than the side yard setback requirement of said adjoining lot.</p> <p>For help determining the property’s zoning district, contact Customer Service at 517-676-9155 or <a href="mailto:info@mason.mi.us">info@mason.mi.us</a>. A zoning map is also available <a href="#">here</a>.</p>	See Part II. <a href="#">Chapter 100</a> for dimensional requirements; and <a href="#">Sec. 94-173(g)</a> Supplemental Regulations

*Fire Resistant Material	Please refer to the 2015 Michigan Residential Code Section R302 Fire-Resistant Construction for additional information. Visit: <a href="https://up.codes/viewer/michigan/mi-residential-code-2015/chapter/3/building-planning#R302">https://up.codes/viewer/michigan/mi-residential-code-2015/chapter/3/building-planning#R302</a>	
Building Permit	A <a href="#">building permit</a> is required for all accessory structures except one-story detached accessory structures <u>200 sq. ft. or less</u> (sheds, playhouses or similar) or for pre-fabricated swimming pools that hold <u>less than 24 vertical inches</u> of water. Decks are not considered an Accessory Structure and require a permit for any size. See the <a href="#">Deck Permit application package</a> for additional information.	Visit <a href="http://www.mason.mi.us">www.mason.mi.us</a> How Do I -> Apply -> Building Permit
Additional Information	Accessory structures shall not include structures, fabrications, items, or enclosures originally designed for other purposes. The following are specifically prohibited from being used as accessory structures in the city. <ul style="list-style-type: none"> <li>a. Mobile home.</li> <li>b. Travel trailers.</li> <li>c. Former vehicles such as buses and ambulances.</li> <li>d. Motor homes.</li> <li>e. Semi-trailer.</li> <li>f. Other similar structures, fabrications, items, or enclosures</li> </ul>	<a href="#">Sec. 94-173(g)(8)</a> Supplemental Regulations
Historic District Requirements	Additional requirements may apply if you are located in the Historic District.	<a href="#">Ch 31 Historic Preservation</a>
Other Permits	<p>A <a href="#">soil erosion permit</a> or waiver from the Ingham County Drain Commission is required for all building projects and must be submitted with your Building Permit Application to the City of Mason.</p> <p>Permits for electrical, plumbing, and mechanical (heating and cooling) projects are issued and administered through the <a href="#">State of Michigan Department of Labor and Economic Growth, Bureau of Construction Codes</a>.</p> <p><b>Always call before you dig!</b> Contact <b>MISS DIG</b> at least three (3) business days prior to excavating on your property. Visit <a href="http://www.missdig.org">www.missdig.org</a> or call 811 or 1-800-482-7171.</p>	

## Frequently Asked Questions (FAQs)

### Can the City tell me where my property line is?

It is the responsibility of the property owner to determine where your property lines are located. If a survey is not included with your mortgage papers, call us to see if we have a property survey on file. If not, you may wish to hire a surveyor to determine and mark your lot lines. A boundary survey will be required with your permit application.

### I have an issue with my neighbor's shed. Can the City help?

If you believe your neighbor's shed encroaches onto your property or is not built according to the set-back requirement, you may request that the code enforcement officer investigate whether the shed was built in compliance with the City Ordinances. Contact Customer Service at the number below or submit a [Citizen's Request for Action online here](#).

**Resources:** More Questions? Please Contact our Customer Service Desk at 517.676.9155 or [info@mason.mi.us](mailto:info@mason.mi.us).