



Storage Shed

The City of Livonia
Inspection Department
a Guide to Building
a Storage Shed

(Livonia Vision 21 Zoning Ordinance)



Inspection Department
33000 Civic Center Dr.
City Hall Annex
Livonia, MI 48154
(734) 466-2580

STORAGE SHED – ACCESSORY BUILDINGS

1. A zoning permit is required for any storage shed or accessory building from 40 square feet to and including 200 square feet. (A structure in area of 5' x 8' or equivalent to and including 10' x 20' or equivalent.) **Shed zoning permit fee is \$108.00**
2. A storage shed or accessory building *will not be permitted* if the total combined ground floor area of all accessory structures, including attached and detached garages, exceeds 920 sqft or if any other garage or accessory structure exceeds 720 sqft.

Call Miss Dig 811 - Michigan's free & easy utility notification system before you dig.

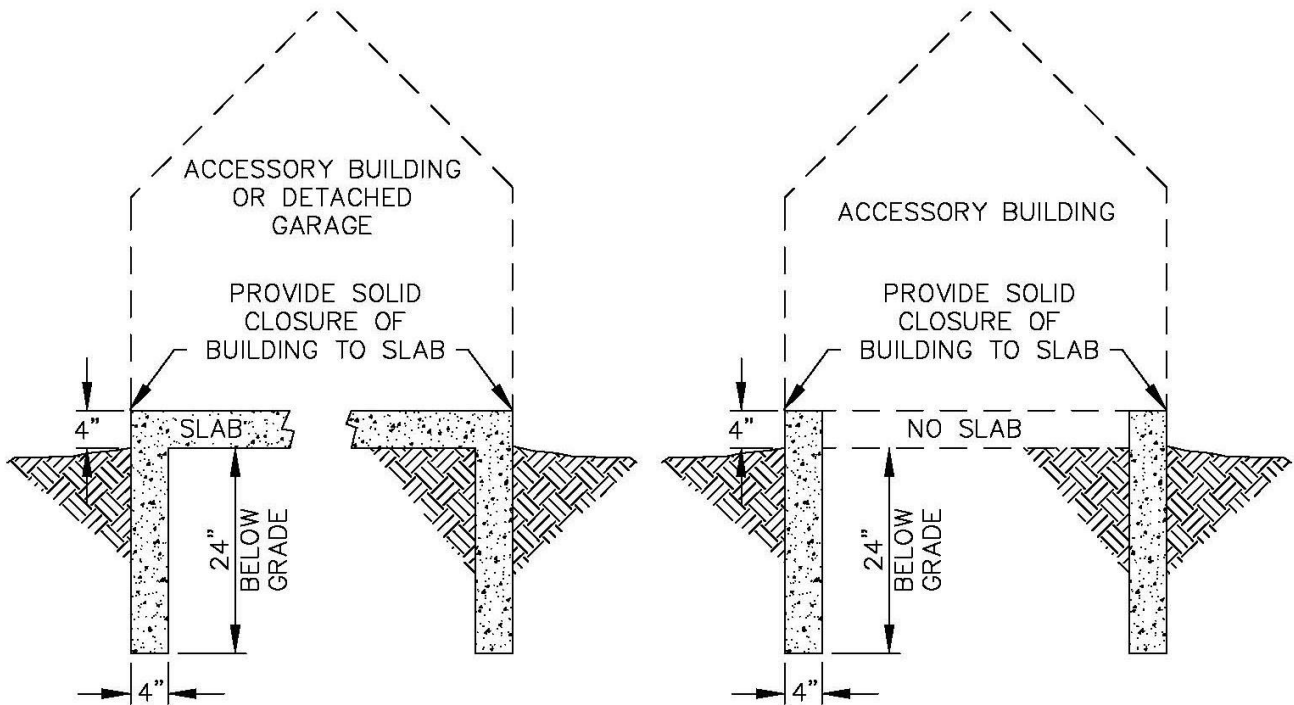
3. A maximum of two (2) accessory structures, including any attached or detached garages, are permitted on properties less than on-half (1/2) acre. On Properties greater than one-half (1/2) acre, a total of three (3) accessory structures will be permitted.
4. 16 feet is the maximum height any detached accessory building.
5. Storage shed and accessory buildings are to be located in the rear yard only.
6. Buildings are to be located off any easements on the property.
7. Buildings may be located as close as two (2) feet to the side lot line and rear lot line provided there is not easement. Many rear easements are six (6) feet or larger.
8. For corner lots, the building is to be located no closer to the side street lot line than that of the main dwelling.
9. Shed and accessory buildings are to be located a minimum of four (4) feet from detached garages and a minimum of ten (10) feet from dwellings and attached garages.
10. A minimum of 4" wide and 24" deep poured concrete ratwall is required for all sheds and accessory buildings from 40 square feet to 200 square feet.
11. If a concrete slab is not poured in conjunction with the required ratwall, then the top of ratwall is to be 4" above the ground. A building with its own treated floor is to be attached to the top of the ratwall.
12. Shed and accessory buildings may be of wood, metal or plastic construction or other approved material.
13. 15# felt is required under shingles on roofs of buildings of wood construction. Shingles are to be installed per the manufacturer's specifications.
14. Site built units are to conform to basic industry and construction standards.
15. Submit a complete zoning permit application with three (3) copies of a plot plans (see sample on other side) showing size and location of the proposed building as well as size and location of all other existing structures (dwelling and any garage or other accessory buildings).
16. Building construction may require "Neighborhood Association" approval. The City does not become involved in matters between "Neighborhood Associations" and homeowners.

- 17. Use our online "Request An Inspection" form to schedule an inspection or call (734) 466-2802 one business day prior to the inspection date (before 4:00 pm) to schedule it. Ratwall inspections shall be made before concrete is placed. Rough inspection may be performed along with final if construction is open.
- 18. **QR Code Inspection Scheduling**– Scanning the QR Code below will give you direct access to the same Online Inspection Request Form as mentioned above. You will find the QR Code for scheduling inspections on many of our Inspection Department documents for your convenience.

Ref: Ord.#543, Sec. 18.24



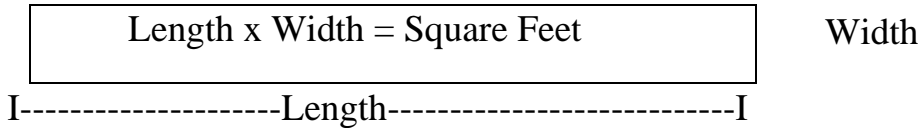
RATWALL REQUIREMENTS



HOW TO FIGURE HOW MUCH CONCRETE IS NEEDED

For a Slab:

When pouring a slab, you need to know how many square feet you have. To figure square footage, take your length and multiply it by the width, that will be the number of square feet in that area.



Once you know the number of square feet, then look below at the depth and divide by the number of square feet covered by a yard.

Depth	Number of sq. ft covered by 1 yard
4"	80 sq. ft
6"	54 sq. ft
8"	40 sq. ft
10"	32 sq. ft
12"	27 sq. ft

For a Footing (or ratwall):

When pouring a footing, you need to know how many lineal feet you have. Measure all sides that are going to have a footing. Then look below at the depth and width chart to tell you what 1 yard will cover. Then divide by the total feet you have.

	Number of lineal ft. 1 yard will cover	Number of lineal ft. 1 yard will cover
Width	at 24" deep _____	at 42" deep _____
4"	40 lineal ft.	23 lineal ft.
6"	27 lineal ft.	15 lineal ft.
8"	20 lineal ft.	11 lineal ft.
10"	16 lineal ft.	9 lineal ft.
12"	13 lineal ft.	7 lineal ft.

SAMPLE PLOT PLAN

NOT TO SCALE

