



Detached Garage & Accessory Buildings

The City of Livonia
Inspection Department
A Guide to Building an
Accessory Structure

Livonia Vision 21 Zoning Ordinance



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

DETACHED GARAGE– ACCESSORY BUILDINGS

1. A Building Permit shall be required for an accessory building exceeding 200 square feet. Attached garages may be a maximum of 1000 square feet, shall be the only accessory building and not to exceed the ground floor area of the home or an attached garage of 720 square feet and one detached accessory building up to 200 square feet. If both buildings are detached, the maximum is 1000 square feet and not to exceed the ground floor area of the house. **Refer to the “Building Permit Fee Schedule” for costs.**
Call Miss Dig 811 - Michigan’s free & easy utility notification system - before you dig.
2. Maximum Number: On lots less than one-half (1/2) acre in size, no more than two (2) accessory buildings, including one (1) attached garage, are allowed. On lots which are more than one-half (1/2) acre, a total of three (3) accessory buildings, including one (1) attached garage, are allowed.
3. Dwellings and accessory buildings zoned N-1, N-2 and RUF shall not cover more than thirty-five (35) percent of the lot area.
4. 16 feet is maximum height of the detached accessory building, see Livonia Vision 21 Zoning Ordinance, section 2.01(5).
5. Detached accessory buildings are to be located in the **rear yard only.** Not to exceed twenty (20) percent of the rear yard area.
6. Ten (10) feet is maximum height of the buildings sidewall as measured from the ground to where the wall and roof intersect. As defined for light frame construction under the Michigan Residential Code.
7. Buildings are to be located off any easements on the property. Many easements are six (6) feet or larger.
8. Buildings may be located as close as two (2) feet to the side and rear lot line provided there is no easement.
9. For corner lots, garage and accessory buildings shall not encroach within the side street set back.
10. Accessory buildings are to be located a minimum of ten (10) feet from dwellings and four (4) feet from other accessory buildings.
11. A minimum of a 12” wide and 24” deep poured concrete ratwall is required for all accessory buildings from 200 square feet to 600 square feet. 600 square feet and larger require a 42” deep poured footing.
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. Garage and accessory buildings may be of wood, metal or plastic construction or other approved material.
13. Site built units are to conform to basic industry and construction standards.

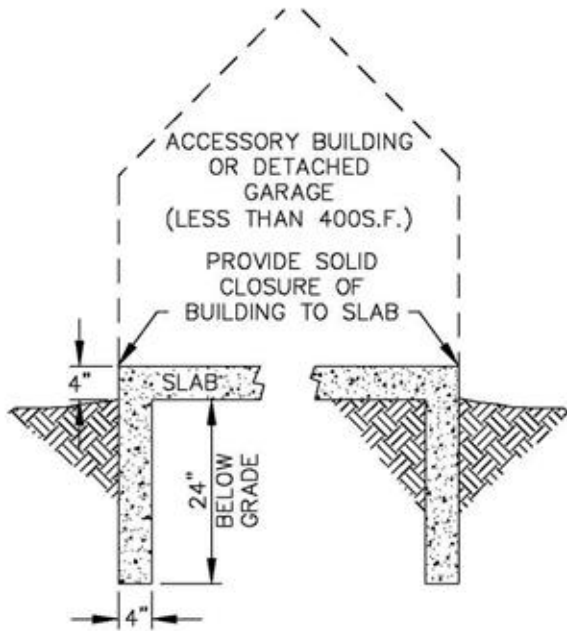
14. Submit a complete Building Permit application with two (2) copies of a plot plan and two (2) copies of construction documents showing size and location of the proposed building as well as size and location of all other existing structures (dwelling and any shed or other accessory buildings).
15. Building construction may require “Neighborhood Association” approval. The City does not become involved in matters between “Neighborhood Associations” and homeowners.
16. 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. Open trench inspections shall be made before concrete is placed. Rough inspection may be performed along with final if construction is open. Electrical work requires a separate electrical permit and separate electrical inspections. Final inspections are required PRIOR to use of the building/structure.
17. **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.



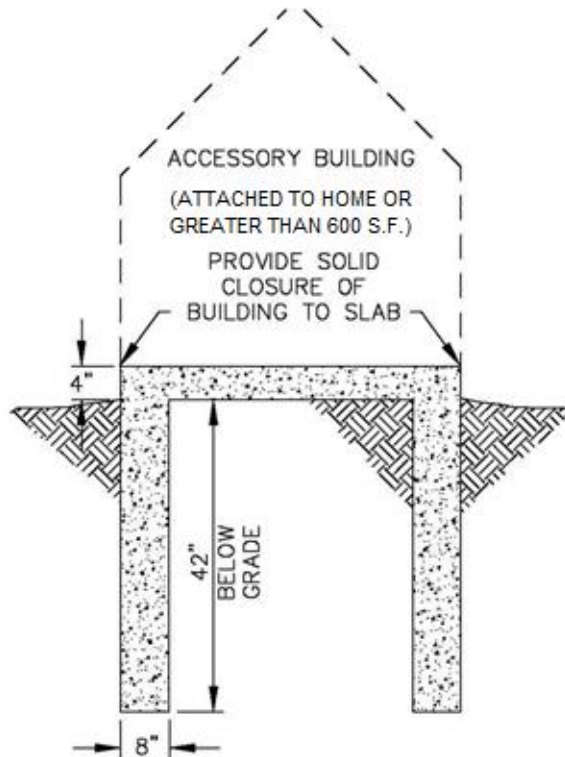
18. Garage approach or sidewalk permits (i.e., work within the public right-of-way) are required from the City Engineering Department. Call (734) 466-2570.

Ref: Livonia Vision 21 Zoning Ordinance, Section 7.09, Section 7.23, Section 7.23(1)

RATWALL



TRENCH FOOTING



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.

$$\boxed{\text{Length} \times \text{Width} = \text{Square Feet}}$$

I----- Length -----I

Width

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.

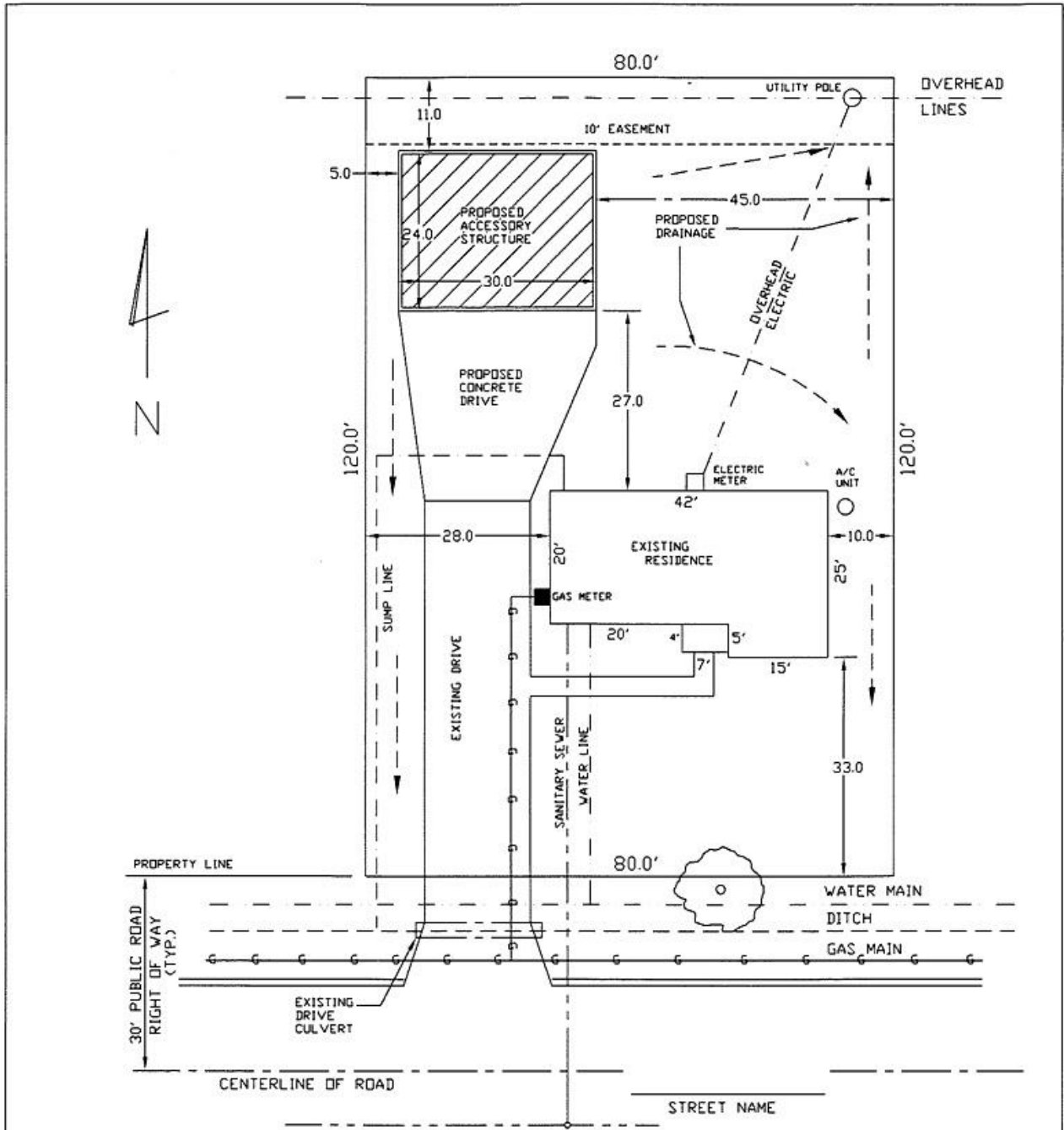
Number of sq. ft

Depth	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.

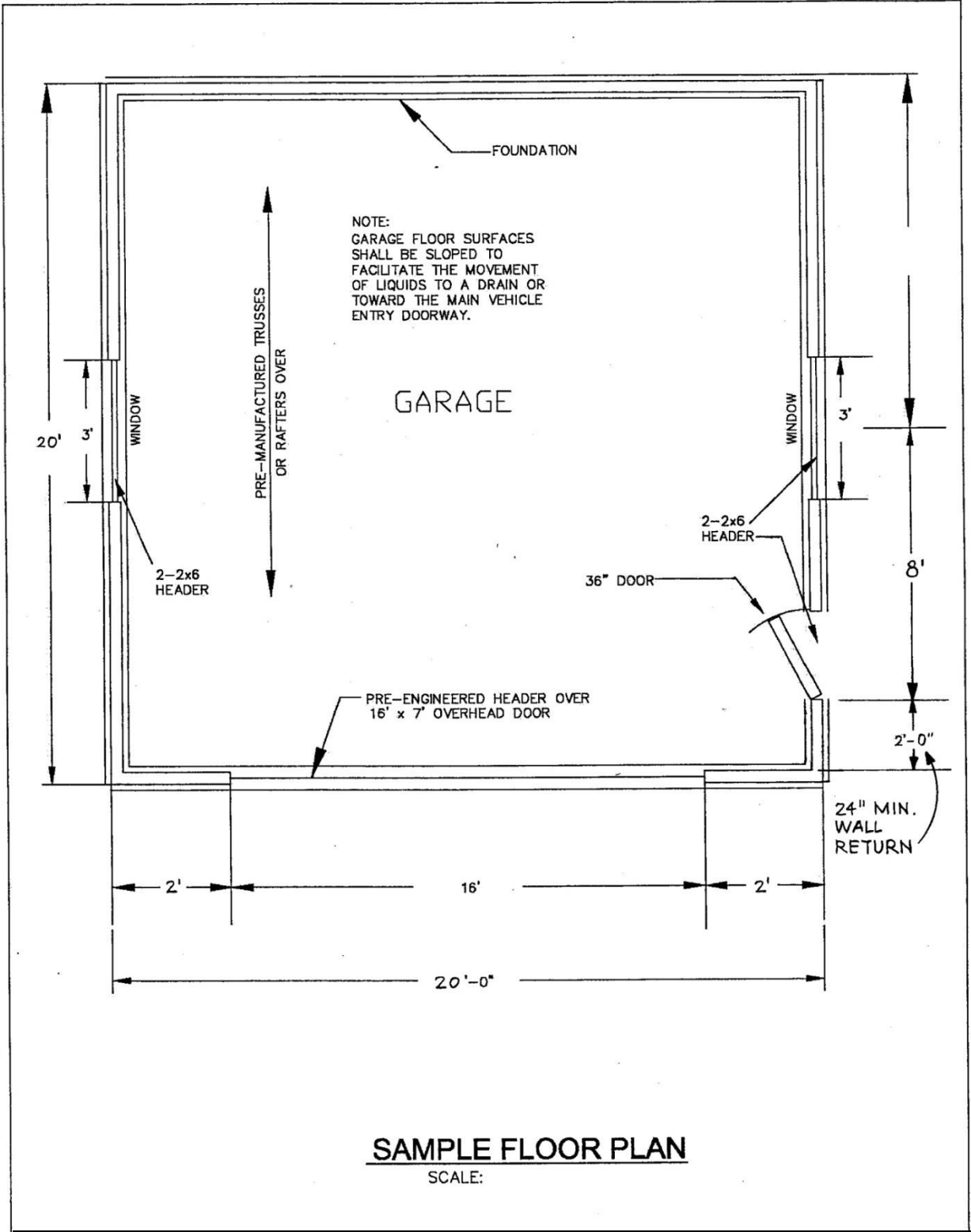


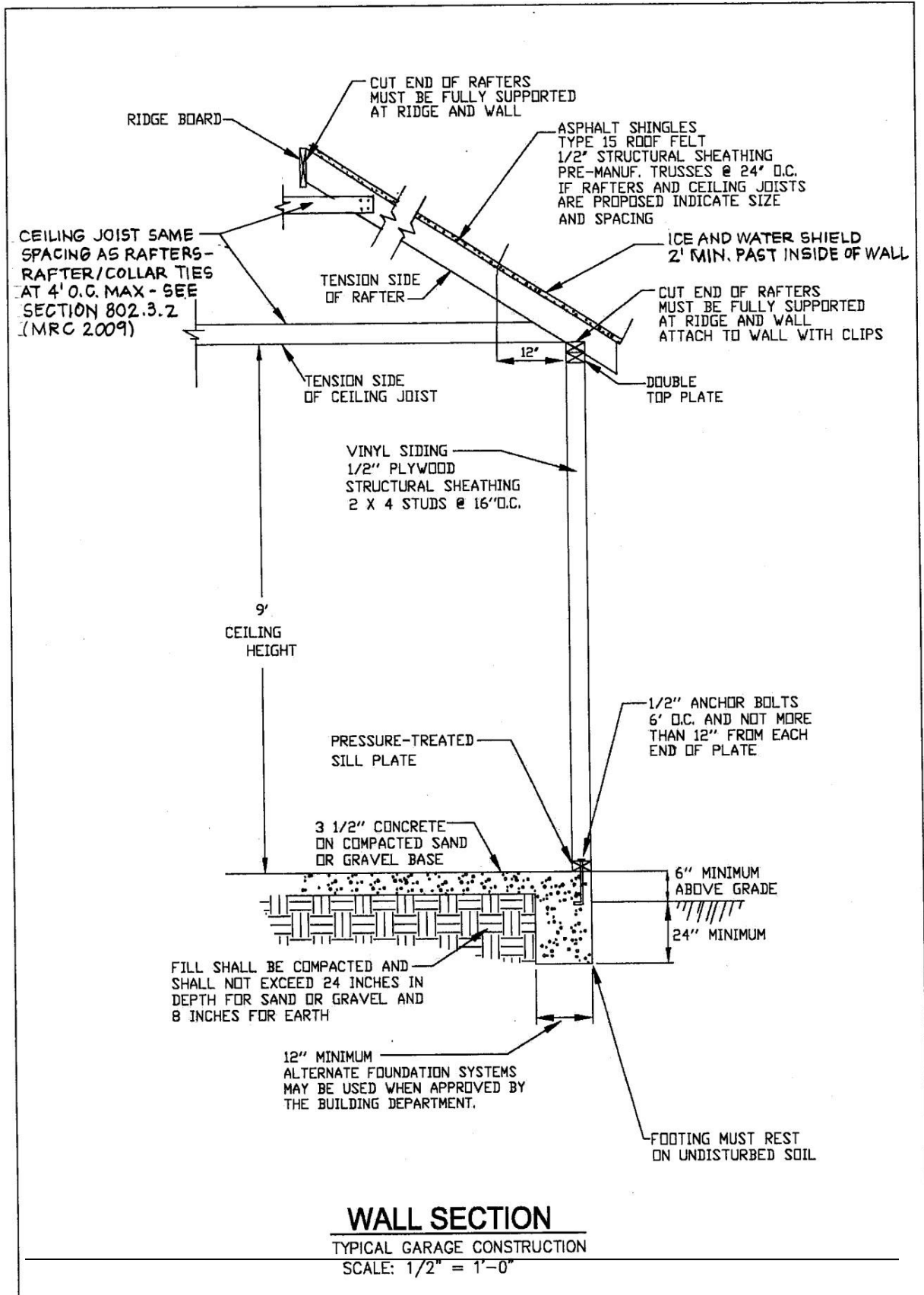
SAMPLE PLOT PLAN

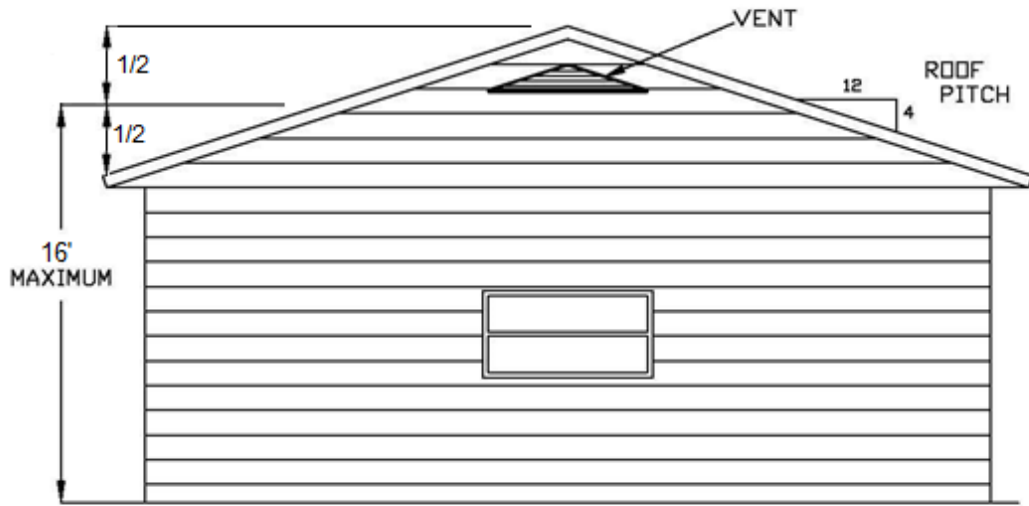
SCALE: 1"=20'

SHOW THE UTILITY LOCATIONS BOTH ABOVE AND BELOW GROUND.
 SHOW THE LOCATION OF THE ELECTRIC METER, GAS METER AND A/C UNIT.
 SHOW THE LOCATION OF THE WATER, SANITARY, AND SUMP LINES
 IF A NEW DRIVE OR ALTERATIONS TO AN EXISTING DRIVE ARE PROPOSED,
 ALL CONSTRUCTION MUST CONFORM TO CURRENT STANDARDS.

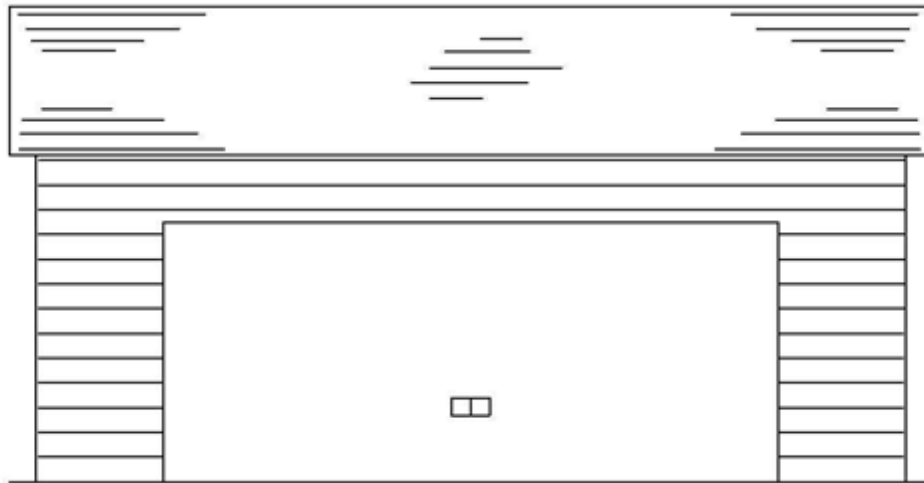
BUILDER: XYZ CONST.	
ADDRESS XXX	PHONE XXX
OWNER: RESIDENT	
ADDRESS XXX	PHONE XXX







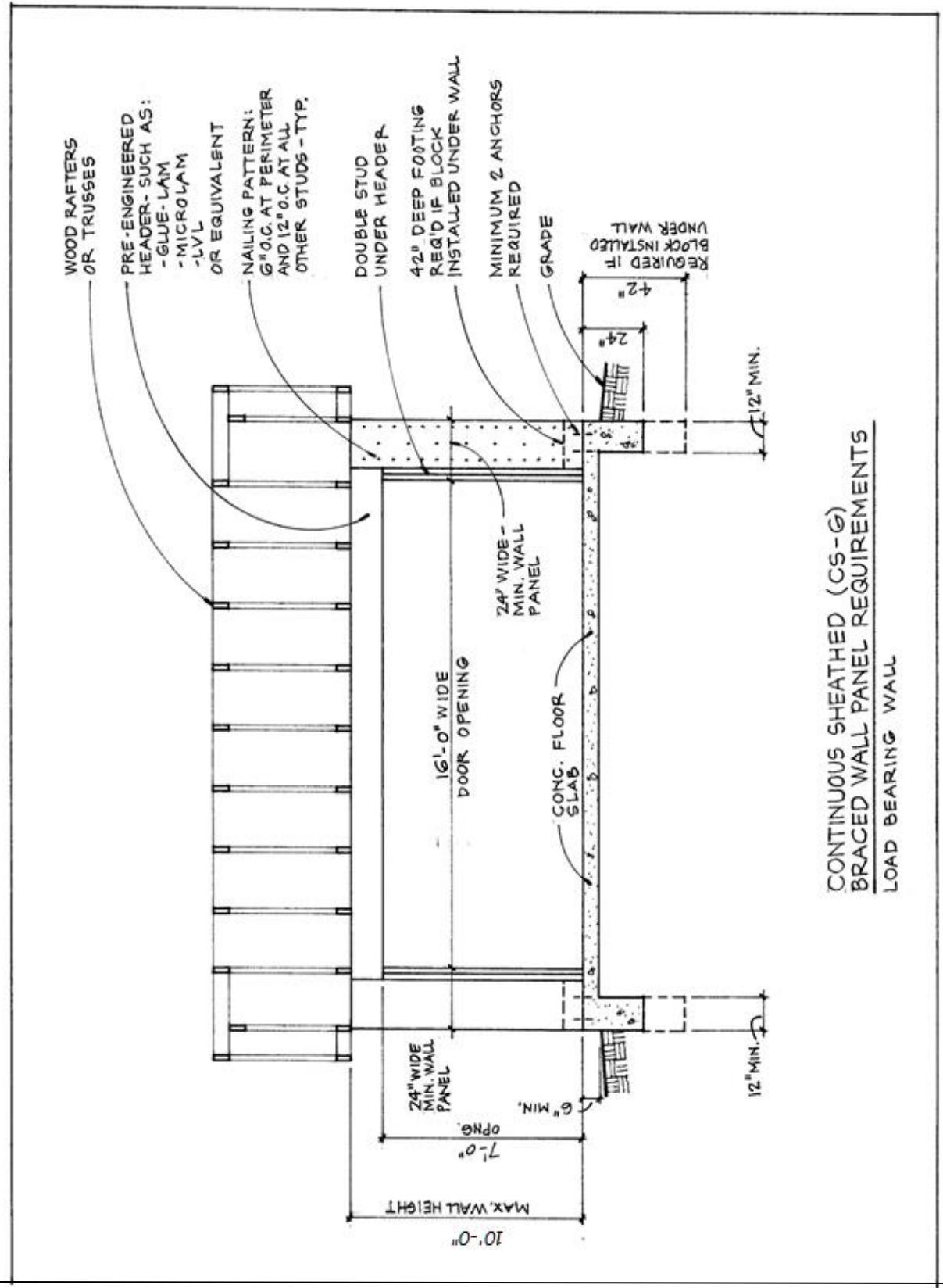
SIDE ELEVATION



FRONT ELEVATION

SAMPLE ELEVATIONS

SCALE: 1/4" = 1'



WOOD RAFTERS
OR TRUSSES

PRE-ENGINEERED
HEADER- SUCH AS:
-GLUE-LAM
-MICROLAM
-LVL

OR EQUIVALENT
NAILING PATTERN:
6" O.C. AT PERIMETER
AND 12" O.C. AT ALL
OTHER STUDS - TYP.

DOUBLE STUD
UNDER HEADER

42" DEEP FOOTING
REQ'D IF BLOCK
INSTALLED UNDER WALL

MINIMUM 2 ANCHORS
REQUIRED
GRADE

REQUIRED IF
BLOCK INSTALLED
UNDER WALL

16'-0" WIDE
DOOR OPENING

24" WIDE-
MIN. WALL
PANEL

CONC. FLOOR
SLAB

10'-0"
MAX WALL HEIGHT

7'-0"
OPNG

6" MIN.

24" WIDE
MIN. WALL
PANEL

6" MIN.

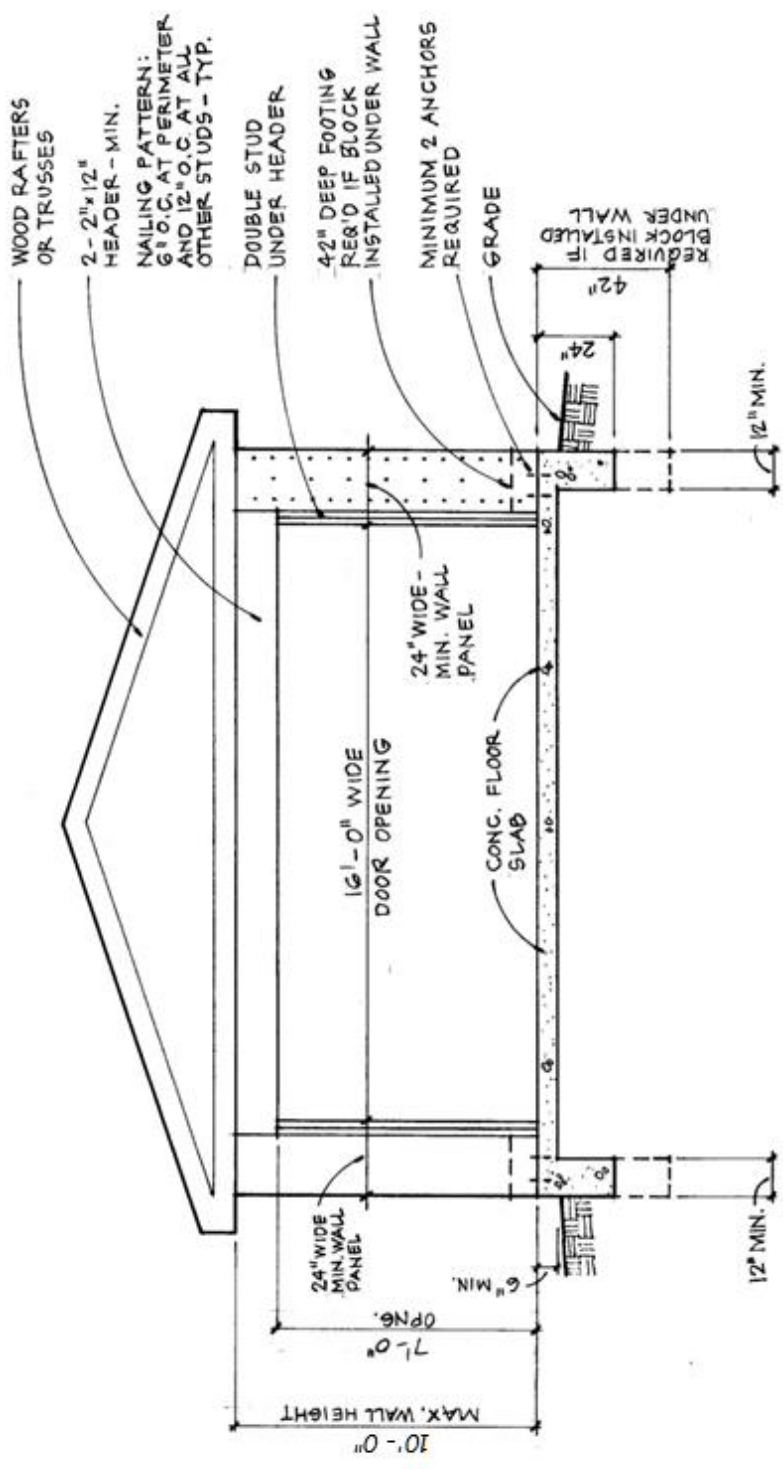
42"

24"

12" MIN.

12" MIN.

**CONTINUOUS SHEATHED (CS-G)
BRACED WALL PANEL REQUIREMENTS**
LOAD BEARING WALL



**CONTINUOUS SHEATHED (CS-G)
BRACED WALL PANEL REQUIREMENTS**
NON-LOAD BEARING WALL

