



City of Owosso Building Department
 301 W. Main St. Owosso, MI 48867
 989-725-0535
 building@ci.owosso.mi.us

**ACCESSORY STRUCTURE APPLICATION
 FOR ZONING COMPLIANCE**
 \$75 application fee

A zoning compliance certificate is required to construct a non-habitable detached accessory structure and above ground swimming pools.

PROPERTY ADDRESS:	
PROPERTY OWNER INFORMATION:	
Name:	Address:
Phone Number:	Cell:
E-mail:	

APPLICANT INFORMATION: (if not property owner)	
Name:	Company Name:
Address:	
Phone Number:	Cell:
E-mail:	

Property tax id number:
Zoning district:
List all existing buildings on property and size: (i.e. dwelling, shed, garage)

TYPE OF ACCESSORY STRUCTURE: (check all that apply)	
<input type="checkbox"/> Garage	<input type="checkbox"/> Shed
<input type="checkbox"/> Carport	<input type="checkbox"/> Gazebo
<input type="checkbox"/> Greenhouse	<input type="checkbox"/> Above ground swimming pool
<input type="checkbox"/> Pool house	<input type="checkbox"/> Other
<input type="checkbox"/> Structure length:	<input type="checkbox"/> Structure width:
<input type="checkbox"/> Structure height:	<input type="checkbox"/> Structure square footage:

SETBACKS:	
<input type="checkbox"/> Front yard	<input type="checkbox"/> Rear yard
<input type="checkbox"/> Side yard	<input type="checkbox"/> House
<input type="checkbox"/> Other structures	<input type="checkbox"/>

WHAT UTILITIES ARE/WILL BE AVAILABLE IN THE STRUCTURE:	
<input type="checkbox"/> Electricity	<input type="checkbox"/> Water
<input type="checkbox"/> Sewer	<input type="checkbox"/> Heat – gas (forced air)
<input type="checkbox"/> Heat – gas (hot water)	<input type="checkbox"/> Heat – electric
<input type="checkbox"/> Heat – wood	<input type="checkbox"/> Other (describe)

NOTE: ELECTRICAL, PLUMBING AND/OR MECHANICAL PERMITS MAY BE REQUIRED

City of Owosso Zoning Ordinance Sec. 38-26 – Accessory buildings

1. Limited to 2 per residential property
 - Residential lots over 17,500 square feet are allowed 3 accessory buildings
2. Accessory buildings are not allowed on vacant lots
 - Must have a house on the same lot
3. Location
 - Rear yard only
 - Setback a minimum of 10' from the house
 - Setback a minimum of 3' from the side lot line
 - Setback a minimum of 3' from the rear lot line
 - Setback a minimum of 1' from an alley
 - Corner lot - setback a minimum of 19' from the right-of-way
 - Measurements are taken from the building overhang
4. Maximum percentage of lot covered by all buildings is 50 to 65%, depending on other factors and zoning
5. Maximum height to the peak is 20'
6. Shall not be occupied for dwelling purposes, nor a home occupation
7. Appearance - design and building materials shall generally be consistent with the character of the house (material, color) as determined by the building official
8. One carport structure intended to protect a car from the elements, per lot is permitted. Placed in side or rear yard only and may not be forward of the front wall of the house. A building permit is required.
9. Registered and operable recreational vehicles and/or recreational equipment shall be placed or parked in the rear yard or side yard behind the front building line, on a hard surface not closer than 10' from any structure and set back a minimum of 3' from any lot line

Applicant/Owner Signature:	Date:
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OFFICE USE ONLY		
Existing legal non-conformities:	YES	NO
If yes, details:		
Zoning compliance application:	APPROVED	DENIED
Remarks:		
I hereby certify that I have reviewed the plans for zoning compliance only, not for construction.		
Zoning Official signature:	Date:	

SITE OR PLOT PLAN – MUST BE COMPLETED BY APPLICANT:

INSTRUCTIONS: show shape & size of property, streets/alleys, driveways, parking area, all buildings now on site, including proposed structures. Show distance proposed structure would be from all lot lines, street right-of-way and north arrow.

Note: The burden of proof of the exact location of all lot lines shall rest with the property owner.

