

# Park Township Building Department



## Garages and Accessory Buildings (detached)

### ◆ Do I need a Permit?

All buildings in Park Township require a permit prior to the construction or installation.

### ◆ Where do I get a Permit?

If you live in Park Township you can obtain a permit at 52 152nd Avenue, just East of the Park Township Airport.

### ◆ What do I need to get a Permit?

Two copies of a plan.

### ◆ What needs to be included in the plan?

Detailed drawings showing how the building will be constructed and the type of materials that will be used. In addition, an accurate drawing or survey showing where the building will be located on the property, including distances from all property lines and other buildings located on the property.

**The more information the better!**

### ◆ What size building can I have?

Detached garages and accessory buildings can be no larger than 2% of the property or 2500 square feet. For example, if your property is 100' wide and 200' deep you have 20,000 square feet, which would allow a 400 square foot building.

$$100 \times 200 = 20,000$$

$$20,000 \times .02 = 400$$

### ◆ How many buildings can I have?

One detached garage or accessory building is allowed on properties less than 2 acres. Two buildings are allowed on properties greater than 2 acres, provided that the combined square footage of the buildings does not exceed 2% of the property area. One additional detached garage up to 484 square feet is permitted if there is not an attached garage on the house. One gazebo, pump house for sprinklers and pool storage building are also allowed on a property.

◆ Where can a detached building be placed on my property and how tall can it be?

Use the following table to determine the setbacks and maximum height based on the size of the building. All accessory buildings must be at least 10' from the house and any other building.

Building Size	Maximum Height	Front Setback	Side Setback	Rear Setback
<240 sq. ft.	14 ft.	40 ft.	5 ft.	5 ft.
240 –350 sq. ft.	16 ft.	40 ft.	5 ft.	5 ft.
350 –700 sq. ft.	18 ft.	40 ft.	10 ft.	25 ft.
700 –1050 sq. ft.	20 ft.	60 ft.	10 ft.	25 ft.
1050 –1400 sq. ft.	22 ft.	80 ft.	25 ft.	35 ft.
> 1400 sq. ft.	24 ft.	100 ft.	25 ft.	50 ft.

On properties that abut Lake Macatawa or Lake Michigan accessory buildings may not be placed between the house and the waters edge without approval from the Zoning Board of Appeals.

◆ What else should I know?

- \* No detached buildings are allowed to have living space in them.
- \* Detached accessory buildings are only permitted if there is a house on the same property.
- \* Detached buildings may only be one story in height.
- \* The roof pitch of detached buildings must be between 3/12 and 10/12.
- \* Detached buildings may not have more than 2 gables and 3 dormers.
- \* Buildings less than 200 square feet may be anchored to the ground without a foundation.
- \* Buildings that are greater than 600 square feet must have a frost protected foundation.

If you have any further questions on this or any other building or zoning Subject, feel free to contact...

## **Park Township**

Building Department

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