



CITY OF

Ypsilanti

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Sheds & Accessory Structures

§122-651

This Fact Sheet is not a substitute for the ordinance, but addresses common questions about City ordinances. For further information, please call the Building Department.

All permit applications are available from the Building Department and at cityofypsilanti.com/permits.

Completed applications may be dropped off at the Building Department.

City Hall

One South Huron
Ypsilanti, MI 48197

Building

3rd Floor, City Hall
Phone: (734) 482-1025
cityofypsilanti.com/building

Planning

4th Floor, City Hall
Phone: (734) 483-9646
cityofypsilanti.com/planning

Historic District

4th Floor, City Hall
Phone: (734) 483-9646
cityofypsilanti.com/hdc

All permits, fees, and factsheets can be found at cityofypsilanti.com/permits.

The following guidelines provide some basic information regarding the installation of detached accessory structures (i.e. – sheds) in the City of Ypsilanti.

Permits Required: Building Permit

Sketch/Site plan (site plan required for structures 250 sf or more outside of 1 and 2-family dwellings)

Historic District Work Permit (if located in the historic district)

Requirements:

- Maximum height: 15 feet, except in PMD, where it may be as high as the primary structure, subject to planning commission approval.
- Must be located in rear yards or side yards, and cannot be located in the required street side yard setback for corner lots.
- All detached accessory structures must meet the setback and ground coverage regulations for the underlying zoning district and, if applicable, building type.
- The use of any accessory building for the overnight housing of persons is prohibited unless expressly permitted by the zoning ordinance.
- Recreational vehicles and commercial shipping containers are not permitted as accessory buildings.
- The architectural character of all accessory buildings must be compatible with that of the principal building. All accessory buildings in all zones except the PMD district, must be sided and roofed with materials which are complementary with the principal building.
- No parcel or lot may be subdivided unless and until all detached accessory buildings comply with this chapter with respect to allowable size and setback requirements for the proposed lot on which the buildings are to be located.
- In the R-1 zoning district, the gross ground floor area of all accessory buildings must not exceed gross floor area of the ground floor of the principal structure, nor cause lot coverage regulations for all buildings and paved surfaces on-site to be exceeded.
- No more than two detached accessory buildings are permitted per parcel in CN-SF, CN-MID, CN, C, HC, NC, GC and HHS zoning districts.