

CITY OF WAYNE  
4001 S. Wayne Road  
Wayne, MI 48184  
(734) 728-9100

**Building requirements for residential garages and  
accessory buildings including sheds and carports:**

Submit a plot plan showing dimensions of garage and distance to house and lot lines.

Garage shall be at least 5'0" from lot line with not projections into or over alley or easement. No projections of eaves, cornices, etc., shall be closer to any lot line than 5'0". Garages must be in rear yard unless attached to the dwelling. If attached to a dwelling, minimum side yards are:

R-1AA	10' for one side yard & a total of 20' for both yards;
R-1A	7' for one side yard & a total of 17' for both yards;
R-1B	5' for one side yard & a total of 15' for both yards;
R-1C	5' for one side yard & a total of 15' for both yards;
R-1C (Lots of record less than 45" side)	5' for one side yard & a total of 13' for both yards.

Accessory buildings shall not exceed fifteen (15) feet in building height.

Accessory buildings in residential districts shall be erected in the rear open spaces, provided that such buildings do not occupy more than thirty-five (35) percent of the required rear open space, and are not closer than five (5) feet from any lot line. Projection of sills, cornices, eaves, gutters and pilasters shall not be closer than five (5) feet to any property line.

On any corner lot in a residential district, no part of any accessory building shall be nearer the side street lot line than the setback required for the principal building as regulated in the Schedule of Area, Height, Bulk Placement Regulations for each zoning district. On any corner lot where the existing side yard for the principal building is less than required, the accessory building may equal that of the principal building, but shall not be less than fifteen (15) feet.

On any corner lot where a rear open space abuts a side open space on the adjoining lot, accessory buildings of the corner lot shall have a minimum setback from the rear lot line for a distance equal to the smaller of the side setback required for the lot.

The maximum size of a private garage shall not exceed 750 square feet.

A garage shall be at least ten (10) feet from residence except when attached to residence or breeze way.

Openings between the attached garage and residence shall be equipped with solid wood doors not less than one and three fourths inches (1-3/4") in thickness or equivalent.

The attached garage shall be completely separated from the residence and it's attic by means of one-half inch (1/2") gypsum board or equivalent applied to the garage side.

The sill of all door openings between the garage and the dwelling shall be raised not less than four inches (4") above the garage floor.

Footings for a **frame** garage up to 600 sq. ft., with an eave height of 10 ft. or less, shall be a minimum of 4" x 24" below existing ground level. The floor shall be four inches (4") concrete on four inches (4") compacted sand. Remove all sod and have fill tamped before ratwall inspection is called. **Masonry** garages, garages larger than 400 sq. ft., or garages attached to the residence must have a forty-two inch (42") foundation 12" thick. Brick veneer fronts and planter box must have a 42" foundation.

Concrete - 3000# @ 20 days - 5 1/2 bag mix. Exposed concrete shall be 6 bag, 3500# air entrained with a 3"/1" slump, 10B aggregate.

There shall be foundation anchorage, a minimum of two (2) anchor bolts per section of plate. The bolts shall be placed twelve inches (12") from the end of each section of plate with intermediate bolts spaced a maximum of six feet (6') on center.

Cross ties shall be 2" x 6" -4' on center with 1" x 6" hangers. Collar ties 1" x 6" - 3' on center. Reverse ties 2" x 4" - 0' on center.

Corner braces -1" x 6" - each corner or other approved equivalent.

Door headers:

<u>Span</u>	<u>Non-bearing</u>	<u>Bearing</u>
6' 0"/8' 0"	2 - 2" x 6"	2 - 2" x 8"
10' 0"	2 - 2" x 8"	2 - 2" x 10"
16' 0"	2 - 2" x 12"	3 - 2" x 12"

Use 3/8" bolts every 2' staggered top and bottom of 3 - 2" x 12" headers.

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**INSPECTION:** Two (2) inspections are required - open trench and final.

A separate electrical permit is required for garage wiring with two inspections - an open trench wiring inspection before covering and a final inspection after fixtures are installed.

Satellite television dishes shall be located in the rear yard only, upon a free standing pole or stanchion, at a height not to exceed fifteen feet (15') from the uppermost part of such device to ground level, in accordance with setback provisions applicable to other accessory structures.

**ACCESSORY BUILDINGS:** Accessory buildings are to be constructed the same as garages.

Any questions shall be referred to the Building Department of the City of Wayne at (734) 728-9100.