

## Zoning Regulations for Detached Garages, Storage Buildings & Sheds

The following general rules regulate the size, location and height of detached garages, carports, storage buildings and sheds. Please contact the city's Planning & Zoning Department at (989)894-8179 with any questions you may have or if you would like more information.

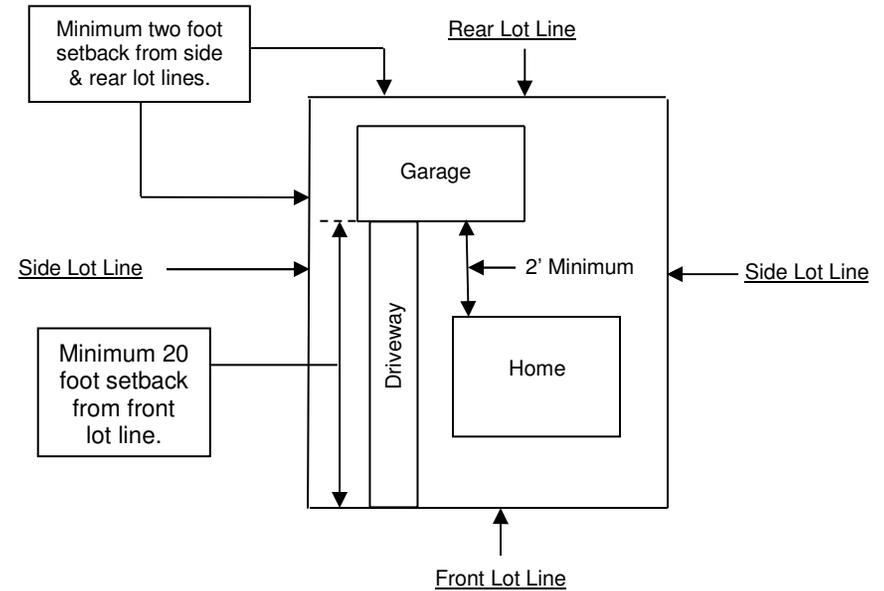
### Size

1. Maximum Size = 24' x 36' = 864 square feet
2. Longest Dimension = 36'
3. Maximum Lot Coverage = 45% - A home and detached buildings may cover up to 45 percent of a residential lot.
  - Example: 50' x 100' lot = 5,000 square feet.  
45% of 5,000 square feet (.45 x 5,000) = 2,250 square feet.  
Maximum lot coverage for all buildings on 50' x 100' lot = 2,250 square feet.

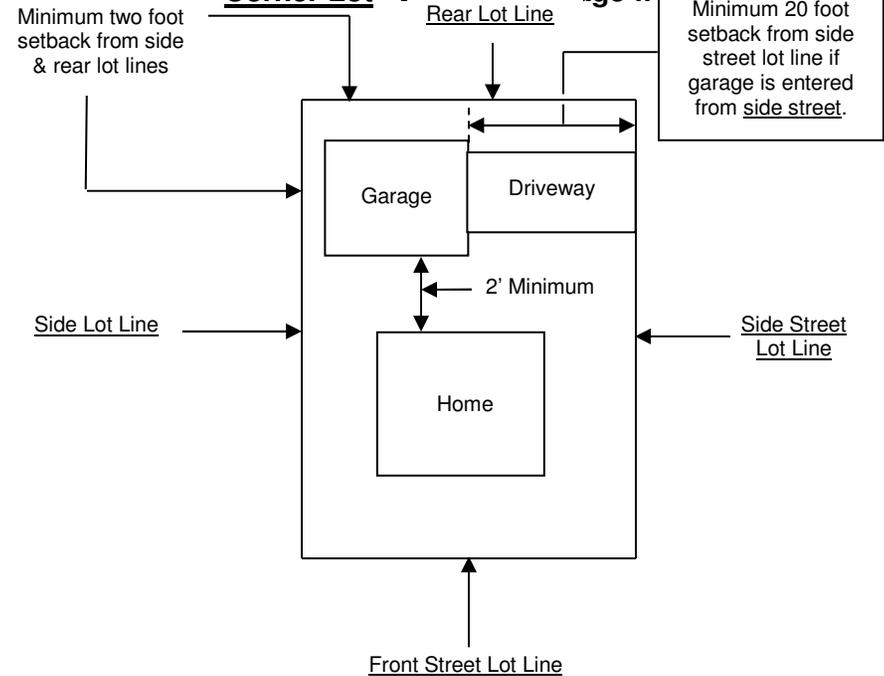
### Location (see Illustrations 1 & 2)

1. Location in front yard - Detached garages, carports, storage buildings and sheds are not permitted in front yards or in front of homes.
2. Setback from front lot line = 20 feet minimum (see Illustration 1).
3. Setback from side street lot line on corner lot = 20 feet minimum (see Illustration 2).
5. Setback from sidewalk on regular lot = 21 feet minimum.
5. Setback from side street sidewalk on corner lot = 21 feet minimum.
6. Setback from side & rear lot lines = 2 feet measured from eave.
7. Setback when located between home and side lot line = 5 feet measured from eave.
8. Minimum distance from home = 2 feet.

### Illustration 1: Entering Garage from Street in Front of Home



### Illustration 2: Corner Lot - Entering Garage from Side Street

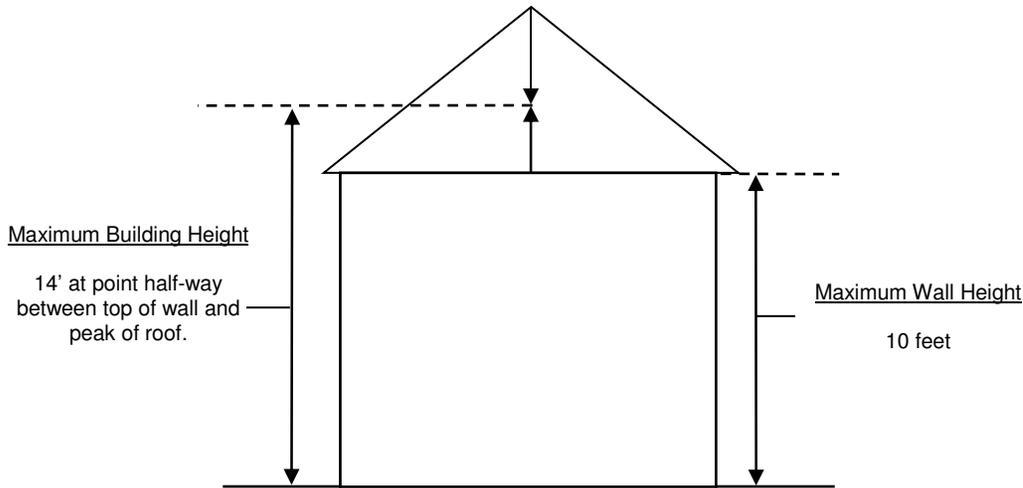


**Wall & Building Height** (see Illustration 3)

1. Maximum Wall Height = 10' above grade
2. Maximum Building Height = 14' measured half-way between the top of the wall plate and the peak of the roof.

**Note:** Building height may be increased when roof pitch of new building is designed to match roof pitch of home.

**Illustration 3: Wall & Building Height**



Building height may be increased when roof pitch of building is designed to match roof pitch of home.



# Zoning Regulations Detached Garages, Storage Buildings & Sheds

City of Bay  
Neighborhood Services, Room 211  
301 Washington Avenue  
Bay City, MI 48708

Please contact the city's Neighborhood Services Office at (989) 894-8179 to find out how the rules outlined in this pamphlet will regulate your proposed garage, storage building or shed.

The city's Zoning Office is located in Room 211 at City Hall, 301 Washington Avenue and may be reached at (989) 894-8179. The Community Development Planner may be reached at (989) 894-8179 or by email at [smckillop@baycitymi.org](mailto:smckillop@baycitymi.org). Please feel free to call the Community Development Planner, the Neighborhood Services Department, or visit us for more information.

*Please contact the Community Development Planner to review regulations for such buildings on commercial and industrial property as they are not covered by this pamphlet.*

Community Development Planner – Scott McKillop  
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[smckillop@baycitymi.org](mailto:smckillop@baycitymi.org)

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