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5200 Civic Center Drive  
Waterford, Michigan 48329-3773  
Telephone: (248) 674-6238 Fax: (248) 674-4097  
[www.waterfordmi.gov](http://www.waterfordmi.gov)  
[permitting@waterfordmi.gov](mailto:permitting@waterfordmi.gov)

**DEVELOPMENT SERVICES  
DEPARTMENT**

Jeffrey M. Polkowski, AICP  
Director

Rick Hutchinson  
Superintendent of Building  
Division

Scott Alef  
CDBG Coordinator

## **Building Permit Requirements Residential Accessory Buildings/Structures**

The Waterford Township Zoning Ordinance limits accessory buildings/structures (sheds, pole barns, garages, carports, gazebos, etc.) to a combined total area of 1,444 square feet or 3% of the lot area, whichever is greater, up to a maximum of 2000 sq. ft.

An accessory building/structure is considered “attached” if it is located less than 10 feet from the house. Attached buildings/structures are required to meet the same setbacks and foundation requirements as the house. Attached buildings/structures that are not structurally attached to the house must be located within a rear yard.

An accessory building/structure is considered “detached” if it is at least 10 feet away from the house. Detached accessory building/structures must be located in the rear yard and maintain a minimum setback of 5 feet from the rear and side property lines. This setback is measured to the closest point of the building/structure, including overhangs. Building permits are not required for the construction of detached buildings that do not exceed 200 sq. ft., however, all of the above zoning requirements must still be met.

An accessory building/structure cannot be located on a lot without a house. A building permit is required for accessory structures larger than 200 square feet.

A site plan review is required and may take between 2-3 weeks to complete. The following documents/fees are required to be submitted for this review:

- Building permit application
- 2 sets of construction plans (to scale) or completed worksheet for “attached” or “detached” accessory building/structure
- Site plan, based on a survey, showing the location and dimensions of the structure (drawn to scale)
- \$165 fee for site and building review

The following additional fees must be paid before issuance of the approved permit:

- Building permit fees (based upon the cost of the project).
- \$100 bond. The bond is returned after the final approved inspection (please allow 2-4 weeks to process).

For more information, please contact Development Services at (248) 674-6238.  
Permit applications can be found at [www.waterfordmi.gov/263/Development-Services](http://www.waterfordmi.gov/263/Development-Services)