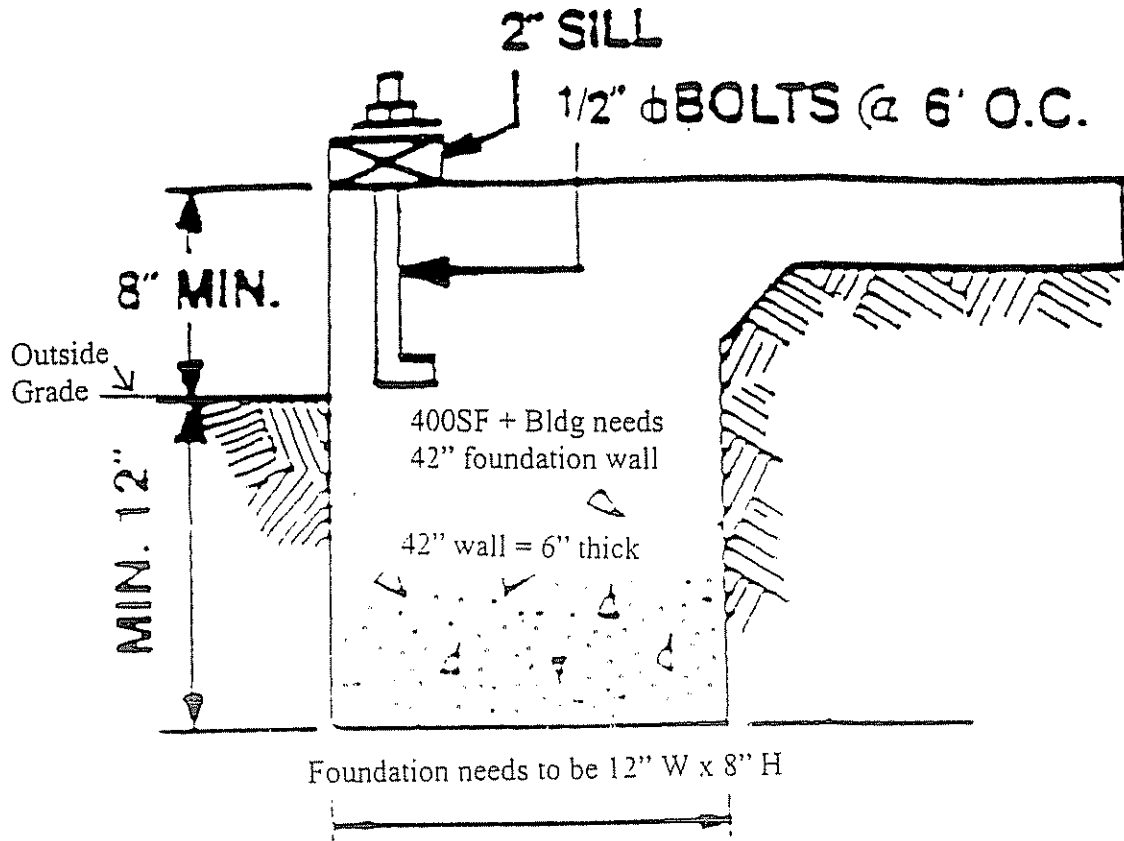




CITY OF KENTWOOD MI
GARAGES AND ACCESSORY BUILDINGS

1. All garages and accessory buildings hereafter built in the City on a residential lot, shall have a plot plan showing all existing and proposed building; also front, side and rear yard dimensions.
2. Private garages and accessory buildings shall not be erected closer than three (3) feet to any side or rear lot line (as measured at the drip edge), and not closer than five (5) feet to the house. Generally, an attached garage may be located not closer than five (5) feet from the side property line, provided that the total combined open side yards shall not be less than twelve (12) feet. With the exception of garages and carports, accessory buildings are further restricted to the rear yard of the property. When located on a corner lot, consult the Building Inspector.
3. **WHEN A GARAGE IS ATTACHED TO THE MAIN BUILDING,** the bottom of the footings shall be forty-two inches (42") below grade unless otherwise approved by the Building Inspector and footing forms must be inspected before concrete is poured. The garage floor shall be a minimum of four (4) inches below the level of the main floor or breezeway floor. For detached garages, see Illustrations NO. 1 and 2, as attached
4. Studding may be 2x4 – 2' o.c. *Trusses may be 2' o.c. if directly over studs.*
5. Top plates shall be not less than double 2x4's, which shall lap at all corners and at all intersecting partitions. All such laps shall be securely nailed.
6. Carports, when attached to the main building, shall meet the same open yard requirements as an attached garage and must meet required snow loads per the Building Code. A detail of attachment to the building is also required.
7. When a garage is attached to the main building, the dividing wall must consist of a fire resistant material acceptable to the Building Inspector and must continue up to the roof boards when the garage ceiling is not fire resistant. The door separating an attached garage from the main building shall be at least a 1-3/4" solid core, wood door. All walls attached to a dwelling unit are required to be drywalled (1/2") and taped from floor to roof.

DETACHED FOOTING DETAIL



CONCRETE SLAB FOOTING DETAIL

Make sure header size over garage door is large enough to carry all the roof loads. NOTE: 16" Overhead Door opening in a load-bearing wall may require a laminated beam.

Slope floor towards Overhead Door opening for drainage or install floor drain (optional). Floor drains in attached garages must connect to sanitary sewer lines. Please consult with the Plumbing Inspector for specific details.

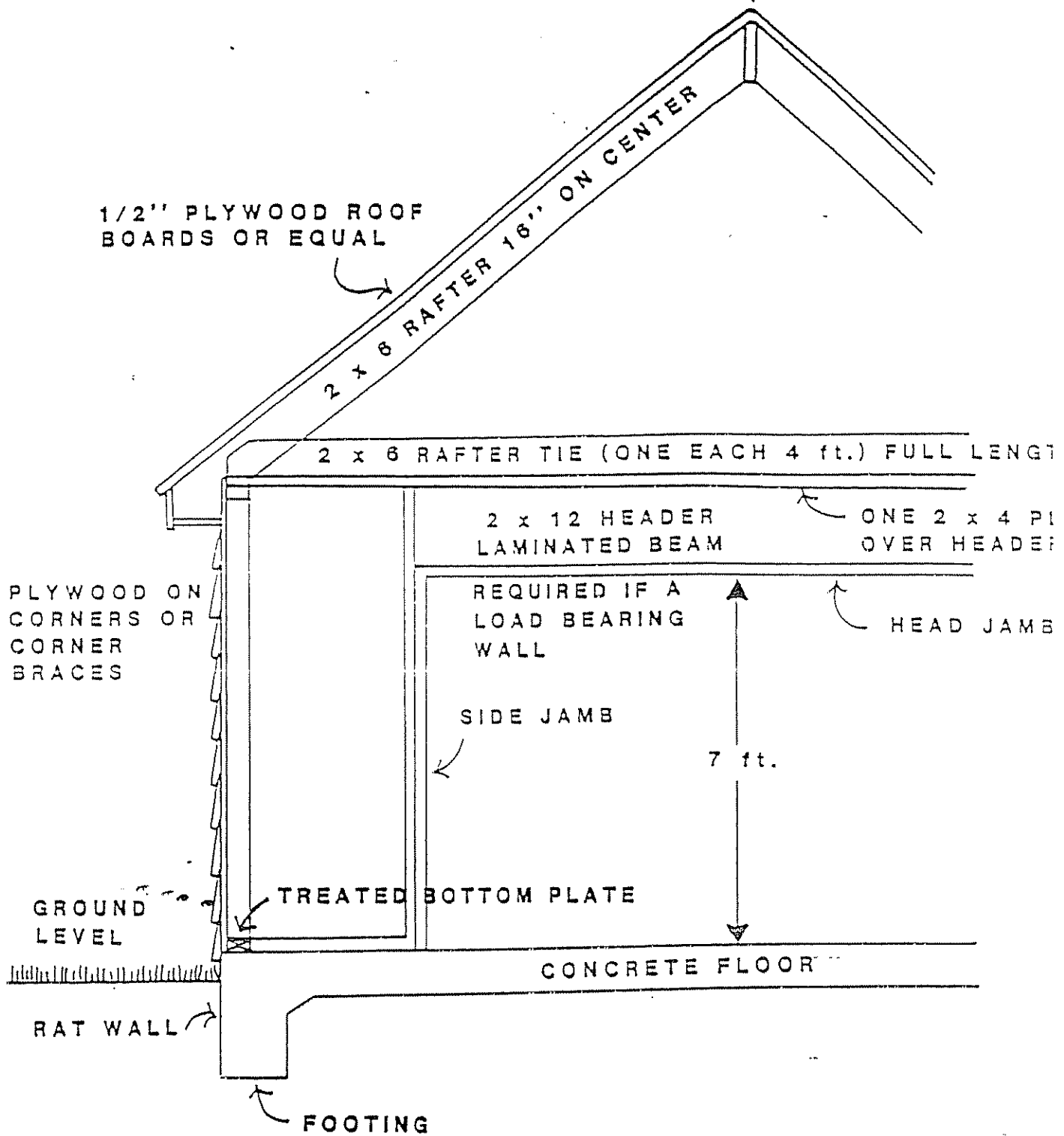
ALL LUMBER THAT COMES IN CONTACT WITH CONCRETE OR BLOCK MUST BE TREATED.

Anchor building to foundation every six (6) feet and within one (1) foot of each building corner.

Brace all corners of building with plywood or diagonal wind bracing.

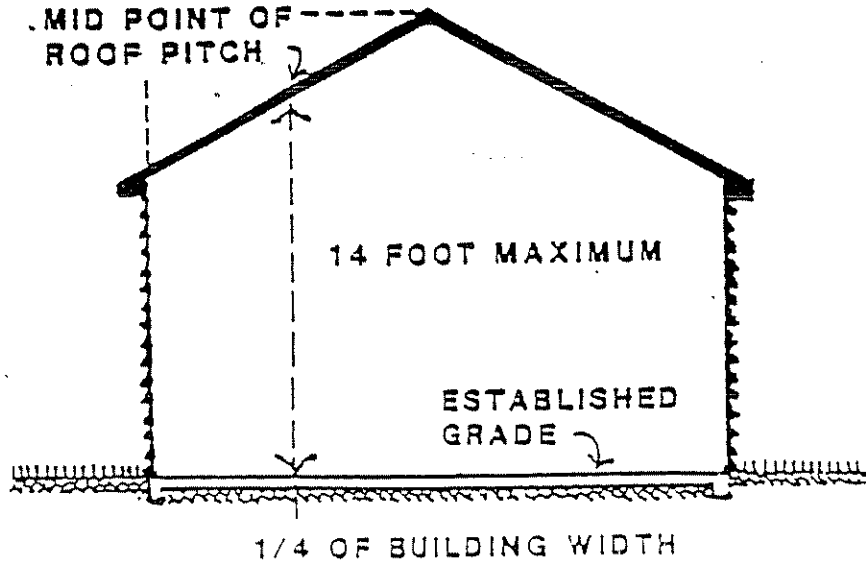
Revised September 10, 2002

GARAGE CONSTRUCTION



DETAIL SHOWS CONVENTIONAL CONSTRUCTION FOR A 20' x 22' GARAGE

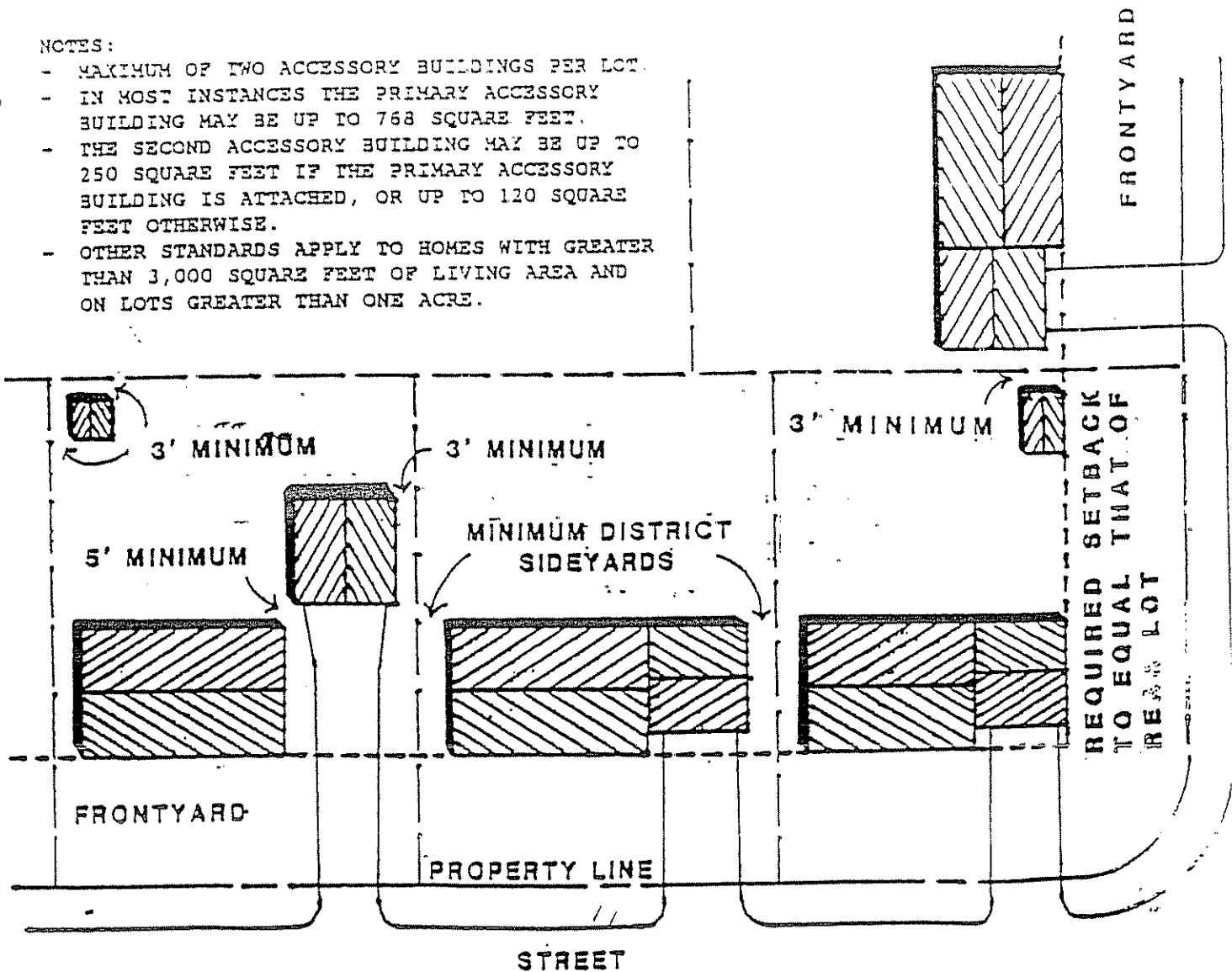
ACCESSORY BUILDING HEIGHT



ACCESSORY BUILDING SETBACKS

NOTES:

- MAXIMUM OF TWO ACCESSORY BUILDINGS PER LOT.
- IN MOST INSTANCES THE PRIMARY ACCESSORY BUILDING MAY BE UP TO 768 SQUARE FEET.
- THE SECOND ACCESSORY BUILDING MAY BE UP TO 250 SQUARE FEET IF THE PRIMARY ACCESSORY BUILDING IS ATTACHED, OR UP TO 120 SQUARE FEET OTHERWISE.
- OTHER STANDARDS APPLY TO HOMES WITH GREATER THAN 3,000 SQUARE FEET OF LIVING AREA AND ON LOTS GREATER THAN ONE ACRE.



ZONING INTERPRETATIONS

From: Terry Schweitzer
Date: September 8, 1995
Re: Accessory Building & Garage Provisions

ISSUE:
The allowable size and number of accessory Buildings

INTERPRETATION;

Generally

Allowable size of first garage is 768 square feet if home less than 3,000 square feet of finished living area. If home has more than 3,000 square feet of finished living area an attached garage of up to 1200 square feet is allowed.

The allowable size of the second accessory building (Regardless whether a garage or storage building) is 250 square feet if the first garage is attached.

The allowable size of the second accessory building (regardless whether a garage or storage building) is 120 square feet if the first garage is detached.

Residential Unplatted Lots One Plus Acres

Allowable size of attached garage is 768 square feet if home less than 3,000 square feet of finished living area. If home has more than 3,000 square feet of finished living area an attached garage of up to 1200 square feet is allowed.

The size of a detached accessory building is 960 square feet. This may be in addition to an attached garage.