



# City of Southgate

DEPARTMENT OF BUILDING AND SAFETY ENGINEERING

14400 DIX-TOLEDO ROAD, SOUTHGATE, MICHIGAN 48195

PHONE: (734) 258-3030 FAX: (734) 281-6670

[www.southgatemi.org](http://www.southgatemi.org)

## GARAGE INFORMATIONAL SHEET

In order to expedite the issuance of permits for garages, this department must have a site plane drawn to scale of 1" = 20' or 1/16" = 1' and must include the following:

- Lot dimensions
- Existing residence building dimensions and location on the site
- Distances between existing residence building and the property lines
- Proposed garage building dimensions and its locations on the site
- Distances from proposed garage building lot lines
- Distance between the new garage and the existing residence
- Indicate easement (if any)
- Indicate street at front, and at side if corner lot
- Indicate lot number and subdivision
- Front and side elevation of building

In order to make the necessary calculations for zoning ordinance compliance as follows, the following rules apply:

- Garage may not exceed 12% of lot
- Lot coverage of both buildings not to exceed 35% of total lot area
- Garage not to exceed 600 square feet\*
- Distance between residence and garage not to be less than 10'
- 4" x 24" concrete rat wall-wood frame walls for buildings 600 sq. feet or less
- 8" x 42" concrete footing-brick veneer or block walls

If there is any concrete flat work to be done, it must be indicated on the site plan. Garage permit applications will not be accepted unless accompanied by a proper site plan.

Without all this information, we cannot perform our review in order to assure compliance with the zoning ordinance. Your cooperation will help speed your application through the review process.

\*see ordinance for exception

Robert A. Casanova, Building Inspections Director



# City of Southgate

DEPARTMENT OF BUILDING AND SAFETY ENGINEERING

14400 DIX-TOLEDO ROAD, SOUTHGATE, MICHIGAN 48195

PHONE: (734) 258-3030 FAX: (734) 281-6670

[www.southgatemi.org](http://www.southgatemi.org)

## **ZONING**

1. These structures must be erected in a rear yard, be not more than 14' to the mean height and shall not occupy more than 12% of the lot area, not to exceed the ground floor area of the main building and in no case exceed 600 sq feet in area. House and garage combined cannot exceed 35% of lot area.
2. Not to be closer than 10' to the main building
3. Interior Lots – These structures shall not be located less than 3' from the rear and 18' from side lot lines. Where an easement exists, these structures may be erected up to the easement line.

Corner Lots – These structures shall not be erected closer to the side street than the projected front set back required on such side street, nor not closer to side street than existing residence setback.

A fully dimensioned plot plan, drawn to scale, is to be submitted with application for permit. Plan to include location of existing and proposed structure.

12' x 12' shed is the largest allowed.

## **CONSTRUCTION** – Minimum Requirements

### **Garage or Sheds:**

4" x 24" concrete rat wall – frame walls for buildings 600 sq feet or less

8" x 42" concrete footing – brick veneer or block walls

4" Concrete (3000 lbs.) - Slab on minimum 2" compacted stone fill. Stone fill to be compacted with vibratory plate in 8" lifts to obtain a 95% fill compaction, when slab is to be raised above existing grade.

2x4 studs 16" O.C. – single bottom and double top plate, bottom plate bolted with 1/2 " J bolts @ 8' O.C.

Wind brace 1 x 6 let into studs, steel wind brace or 4' x 8' sheet 1/2" exterior plywood at each corner.

2 x 6 Rafters – minimum at 16" O.C.

1 x 6 Collar – ties at 32" O.C.

Engineered wood roof trusses may be used. Proved building department with truss diagram scaled and signed by the designer.

Headers to conform to minimum code required, as follows

#### Non Bearing Walls

Span less than 4'	2 – 2x4
"	" 6' 2 – 2x6
"	" 8' 2 – 2x6
"	" 10' 2 – 2x6
"	" 12' 2 – 2x6

#### Bearing Walls

Increase dept of header by 1 size – nominal or header reinforced with bolted steel plate or channel.

**(SEE OVER)**



# City of Southgate

DEPARTMENT OF BUILDING AND SAFETY ENGINEERING

14400 DIX-TOLEDO ROAD, SOUTHGATE, MICHIGAN 48195

PHONE: (734) 258-3030 FAX: (734) 281-6670

[www.southgatemi.org](http://www.southgatemi.org)

## Wall Ties

### Hip Roofs

3 – 2 x 4 up to 14' span each way

3 – 2 x 6 up to 26' span each way

### Gable Roofs

3 – 2 x 4 up to 14' span

3 – 2 x 6 up to 26' span

2 reverse ties 2 – 2 x 6

225# Seal tab asphalt or fiberglass shingles (with 15# felt underlayment 3 – 12 or less) ½" plywood roof sheathing exposure 1 or 2

¾" Siding or Equivalent ½" exterior grade plywood sheathing required under aluminum siding and any exterior siding less than ½" thick.

## SPRUCE SIDING NOT PERMITTED

Two coats paint on exterior wood trim and non weather resistant wood siding.