

CITY OF ST. CLAIR SHORES  
MACOMB COUNTY, MICHIGAN  
ORDINANCE NO. O-2021-13

**AMENDMENT TO THE CITY ZONING ORDINANCE 15.499 ACCESSORY BUILDINGS/STRUCTURES**

The City of St. Clair Shores ordains that Chapter 15.499 Accessory Buildings/Structures be amended, which reads as follows:

15.499 - Accessory buildings/structures.

Sec. 35.72 Accessory buildings/structures, except as otherwise permitted in this ordinance, shall be subject to the following regulations:

(9) In non-residential zones, except CLD Districts, no accessory building/structure shall exceed one (1) story or fourteen (14) feet in absolute height.

(13) Accessory structures less than four hundred (400) square feet shall be erected on a concrete rat wall measuring a minimum of twenty-four (24) inches below grade and four (4) inches thick. A concrete floor shall also be provided under the structure, measuring at least four (4) inches thick. The concrete rat wall and concrete floor shall be a monolithic pour.

(14) Pools are not considered an accessory structure; however, their size will be considered in lot coverage calculations. The setback of a pool shall be 6 feet from the side lot line and 6 feet from the rear lot line.

**Shall be amended to read as:**

(9) In non-residential zones, except CLD, **Philanthropic, and Light Industrial** Districts, no accessory building/structure shall exceed one (1) story or fourteen (14) feet in absolute height.

(13)

- a. **Resin accessory structures up to 24 square feet in area are allowed without a permit, shall have a weatherproof floor, and shall be placed on a monolithic concrete or asphalt surface that is approximately 4 inches thick.**
- b. **Resin accessory structures larger than 24 square feet up to 144 square feet require a building permit, shall have a weatherproof floor, and shall be placed on a 4-inch monolithic concrete or asphalt slab that extends a minimum of 6 inches past the shed walls on all sides.**
- c. Accessory structures **more than 144 square feet but** less than four hundred (400) square feet **require a building permit and** shall be erected on a concrete rat wall measuring a minimum of twenty-four (24) inches below grade and four (4) inches thick. A concrete floor shall also be provided under the structure, measuring at least four (4) inches thick. The concrete rat wall and concrete floor shall be a monolithic pour.
- d. **Accessory structures larger than four hundred (400) square feet require a building permit and shall be erected on a 42-inch footing as required by current building code.**

(14) Pools are not considered an accessory structure; however, their size will be considered in lot coverage calculations. The setback of a pool shall be **no less than** 6 feet from the side lot line and 6 feet from the rear lot line.

Any ordinance(s) or parts of any ordinance(s) in conflict with any provisions of this ordinance are hereby repealed.

This Ordinance shall become effective 7 days after publication (December 27, 2021) and copies of this ordinance are available at the Office of the City Clerk, 27600 Jefferson Avenue, St. Clair Shores MI, 48081 during normal business hours 8:00 a.m. – 4:30 p.m. Monday through Friday.

We hereby certify that the foregoing ordinance is a true copy of an ordinance as enacted by the City Council on the 15th day of November 2021, and that the necessary Charter provisions have been observed.

\_\_\_\_\_  
KIP C. WALBY, MAYOR

\_\_\_\_\_  
MARY A. KOTOWSKI, CITY CLERK

I, Mary A. Kotowski, City Clerk of the City of St. Clair Shores, hereby certify that the foregoing ordinance was published in the Macomb Daily Newspaper on December 20, 2021 and by posting true copies of the same in each of the following places: Police Station, 27665 Jefferson Avenue, Fire Hall, 26700 Harper Avenue, and City Hall, 27600 Jefferson Avenue and shall become effective on December 27, 2021.

\_\_\_\_\_  
MARY A. KOTOWSKI, CITY CLERK