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**CITY OF ST. CLAIR SHORES
MACOMB COUNTY, MI
ORDINANCE NO. 0-2025-004**

**THE CITY OF ST. CLAIR SHORES ORDAINS THAT CHAPTER 48 ZONING ARTICLE XXI GENERAL PROVISIONS
SECTION 48-550 SCHEDULE OF REGULATIONS WHICH READS AS FOLLOWS:**

Sec. 48-550. Accessory buildings/structures.

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

- (1) If it is determined that an accessory building/structure is structurally attached to a main building in that it shares a common footing wall with the main building, the entire structure shall be subject to and must conform with all regulations of this ordinance applicable to the main building/structure.
- (2) Except as provided in subsection (3) of this section, one accessory building/structure shall be permitted per lot or per site regardless of whether the main building/use of the premises occupies more than one lot.
- (3) A second accessory building, commonly referred to as a "shed," shall be permitted, provided it does not exceed 144 square feet of floor space. An accessory building unit, pursuant to this section, may have a hip, gable, gambrel, flat or shed type roof. An accessory building erected pursuant to this section must comply with all other provisions of this ordinance.
- (4) An accessory building/structure shall not be erected in any required yard, except a rear yard.
- (5) In residential zones, an accessory building/structure shall not exceed one story or 15 feet in height measured from the established grade to the highest point of the roof ridge, and its walls shall not exceed nine feet in height. Additionally, an accessory building/structure shall not occupy more than 25 percent of a required rear yard, plus 40 percent of any nonrequired rear yard, provided that in no instance shall the accessory building/structure exceed 768 square feet unless the parcel exceeds 12,000 square feet lot size, then the accessory structure cannot exceed 1,024 square feet. Additionally, an accessory building over 144 square feet of floor footage shall have either a hip or a gable roof.
- (6) An accessory building/structure which is located six feet or less from the rear of any main building shall also be located at least four feet from any side lot line. An accessory building/structure located more than six feet from the rear of any main building must be located not less than two feet, six inches from any side or rear lot line. In no case shall the roof overhang by itself or in combination with an attached gutter project further than six inches into two-foot, six-inch side yard setback.
- (7) An accessory building/structure shall not be located within a dedicated easement/right-of-way.
- (8) Any accessory building/structure shall be used for storage only, and shall contain no living or residential type quarters. Further, no primary permitted activity in nonresidential zones other than storage shall be conducted in an accessory building/structure.
- (9) In non-residential zones, except CLD, Philanthropic, and Light Industrial Districts, no accessory building/structure shall exceed one story or 14 feet in absolute height.
- (10) When an accessory building/structure is located on a corner lot, the side lot line of which is substantially a continuation of the front lot line of the lot to its rear, said building/structure shall not project beyond the front yard line required on the lot in the rear of such corner lot. When an accessory building/structure is located on a corner lot, the side lot line of which is substantially a continuation of the side lot line of the lot to its rear, said building/structure shall not project beyond the side yard line of the lot in the rear of such corner lot.
- (11) Variances or appeals of the above provisions of this section shall be heard by the Zoning Board of Appeals.
- (12) With respect to residential riparian property, all marine-related structures such as boathouses, catwalks, docks, etc., shall be regulated under the Water Resources Ordinance [chapter 2, article III, division 4].
- (13) Accessory structures.
 - 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 four 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 four-inch monolithic concrete or asphalt slab that extends a minimum of six inches past the shed walls on all sides.
 - c. Accessory structures more than 144 square feet but less than 400 square feet require a building permit and shall be erected on a concrete rat wall measuring a minimum of 24 inches below grade and four inches thick. A concrete floor shall also be provided under the structure, measuring at least four inches thick. The concrete rat wall and concrete floor shall be a monolithic pour.
 - d. Accessory structures larger than 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 six feet from the side lot line and six feet from the rear lot line.

Shall be amended to read as follows:

Sec. 48-550. Accessory buildings/structures.

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

- (1) If it is determined that an accessory building/structure is structurally attached to a main building in that it shares a common footing wall with the main building, the entire structure shall be subject to and must conform with all regulations of this ordinance applicable to the main building/structure.
- (2) Except as provided in subsection (3) of this section, one accessory building/structure shall be permitted per lot or per site regardless of whether the main building/use of the premises occupies more than one lot.
- (3) A second accessory building, commonly referred to as a "shed," shall be permitted, provided it does not exceed 144 square feet of floor space. An accessory building unit, pursuant to this section, may have a hip, gable, gambrel, flat or shed type roof. An accessory building erected pursuant to this section must comply with all other provisions of this ordinance.
- (4) An accessory building/structure shall not be erected in any required yard, except a rear yard.
- (5) In residential zones, an accessory building/structure shall not exceed one story or 15 feet in height measured from the established grade to the highest point of the roof ridge, and its walls shall not exceed nine feet in height. Additionally, an accessory building/structure shall not occupy more than 25 percent of a required rear yard, plus 40 percent of any nonrequired rear yard, provided that in no instance shall the accessory building/structure exceed 768 square feet unless the parcel exceeds 12,000 square feet lot size, then the accessory structure cannot exceed 1,024 square feet. Additionally, an accessory building over 144 square feet of floor footage shall have either a hip or a gable roof.
- (6) An accessory building/structure which is located six feet or less from the rear of any main building shall also be located at least four feet from any side lot line. An accessory building/structure located more than six feet from the rear of any main building must be located not less than two feet, six inches from any side or rear lot line. In no case shall the roof overhang by itself or in combination with an attached gutter project further than six inches into two-foot, six-inch side yard setback.
- (7) An accessory building/structure shall not be located within a dedicated easement/right-of-way.
- (8) Any accessory building/structure shall be used for storage only, and shall contain no living or residential type quarters. Further, no primary permitted activity in nonresidential zones other than storage shall be conducted in an accessory building/structure.
- (9) In non-residential zones, except CLD, Philanthropic, and Light Industrial Districts, no accessory building/structure shall exceed one story or 14 feet in absolute height.
- (10) When an accessory building/structure is located on a corner lot, the side lot line of which is substantially a continuation of the front lot line of the lot to its rear, said building/structure shall not project beyond the front yard line required on the lot in the rear of such corner lot. When an accessory building/structure is located on a corner lot, the side lot line of which is substantially a continuation of the side lot line of the lot to its rear, said building/structure shall not project beyond the side yard line of the lot in the rear of such corner lot.
- ~~(11) Variances or appeals of the above provisions of this section shall be heard by the Zoning Board of Appeals.~~
- ~~(12) With respect to residential riparian property, all marine-related structures such as boathouses, catwalks, docks, etc., shall be regulated under the Water Resources Ordinance [chapter 2, article III, division 4].~~
- ~~(13) Accessory structures.~~ **Exterior Finish, Permit, and Foundation Requirements**

a. The following exterior finishes are allowed on an accessory structure:

- i. 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 four inches thick.
- ii. 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 four-inch monolithic concrete or asphalt slab that extends a minimum of six inches past the shed walls on all sides.

b. Accessory structures are subject to the following foundation guidelines:

- (13)(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 six feet from the side lot line and six feet from the rear lot line.

This ordinance shall be published by posting the same in five (5) public places within the City of St. Clair Shores and the Clerk is hereby ordered to post the same upon the bulletin boards in the Police Station, 23401 Jefferson Avenue; Fire Hall, 23401 Jefferson; City Hall, 23401 Jefferson Avenue; Library, 22500 11 Mile; and the Civic Center, 20000 Stephens.

We hereby certify that the foregoing ordinance is a true copy of an ordinance as enacted by the City Council on the 2nd day of June 2025 and that the necessary Charter provisions have been observed.

ABRIAL J. BARRETT, CITY CLERK

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