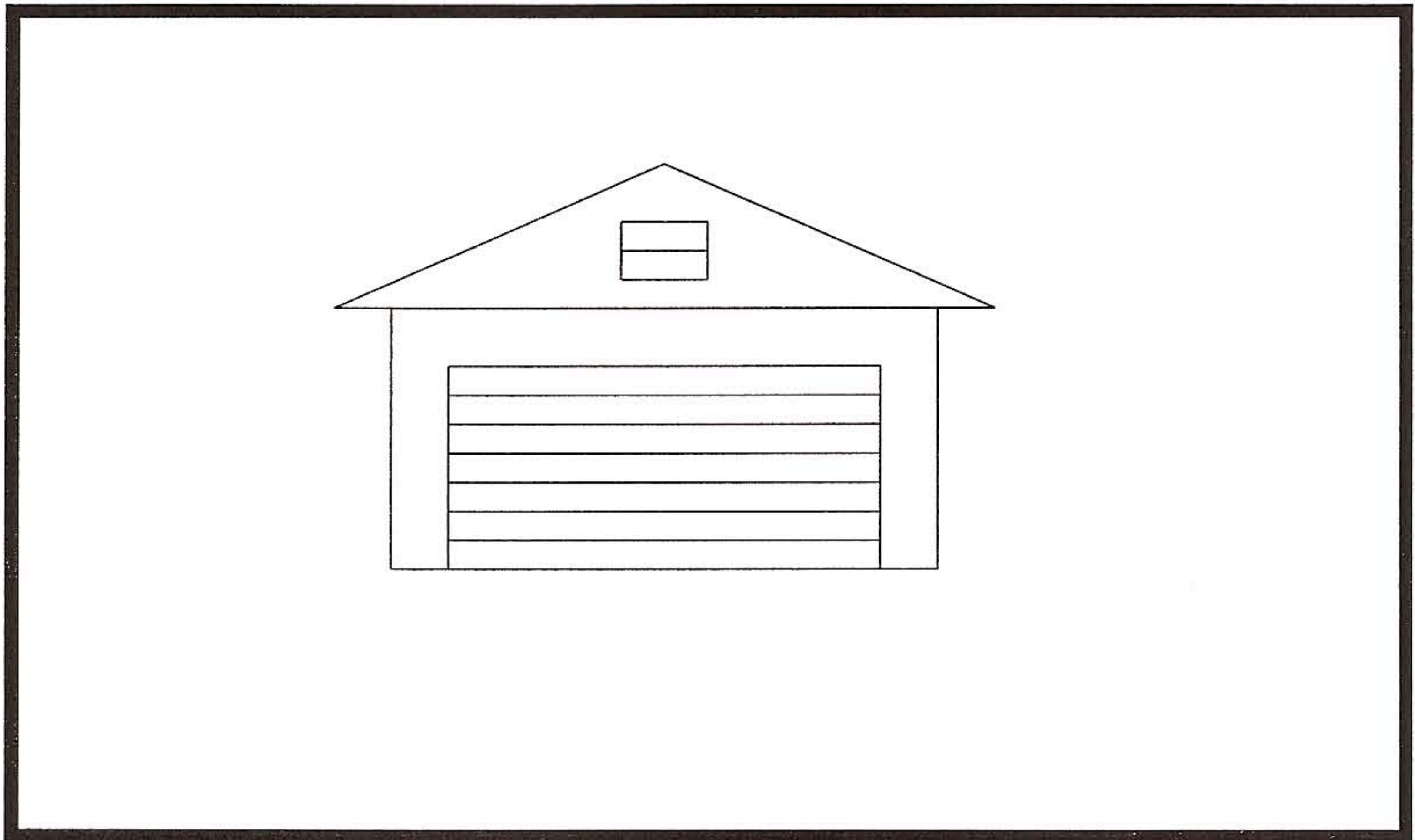




CITY OF MARINE CITY

303 S. Water Street
MARINE CITY, MICHIGAN 48039
(810) 765-8846 • Fax (810) 765-4010

ACCESSORY STRUCTURE GUIDELINES



"In The Heart of Blue Water District"

Construction Requirements

- **FOUNDATION**

- Footing for accessory structures not exceeding 400 sq.ft shall extend at least 12 inches below grade.
- Footings for accessory structures over 400 sq.ft shall extend at least 42 inches below grade.
- All footings shall rest on undisturbed soil.

- **CONCRETE FLOOR**

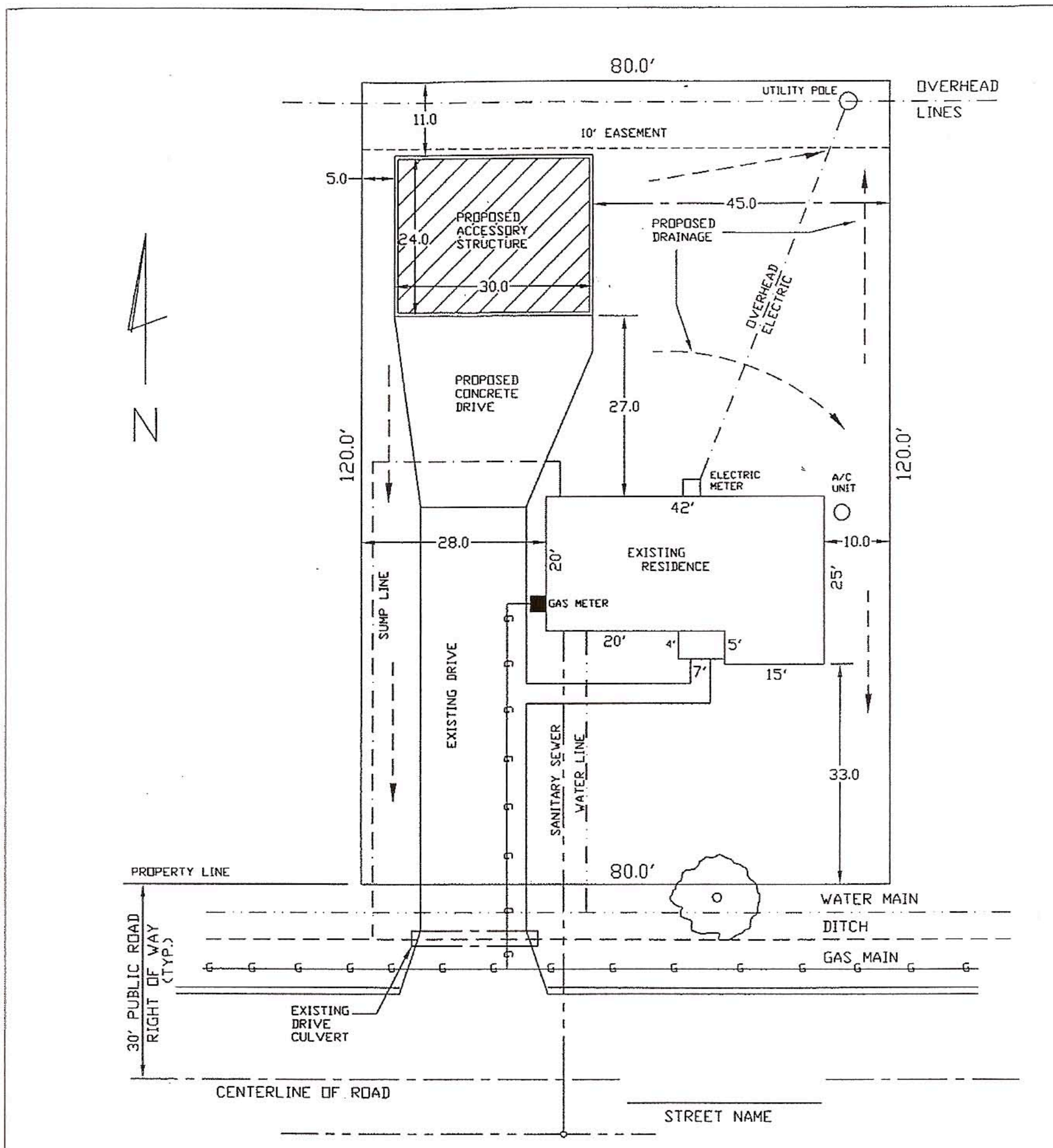
- Concrete floors shall be at least 3.5 inches thick with a compressive strength at 28 days of not less than 3,500 pounds per square inch.
- Proper anchor bolts should be installed in concrete before it has hardened.

- **FRAMING**

- Wall Detail-
- Sill plates resting on concrete or masonry must be pressure-treated.
- Wood siding, sheathing and wall framing must be at least 6 inches above grade or pressure treated material is required.
- Sill plates must be anchored to foundation with ½ inch bolts or equivalent. Bolts must extend at least 7 inches into concrete or masonry.
- Walls are usually framed using 2x4 studs at 16 inches on center.

- **ZONING ACCESSORY STRUCTURES**

- Shall not exceed 1 story or 14 feet in height.
- Shall be located at least 3 feet from side and rear property lines.
- No accessory structure shall be located closer than 10 feet to a main building.

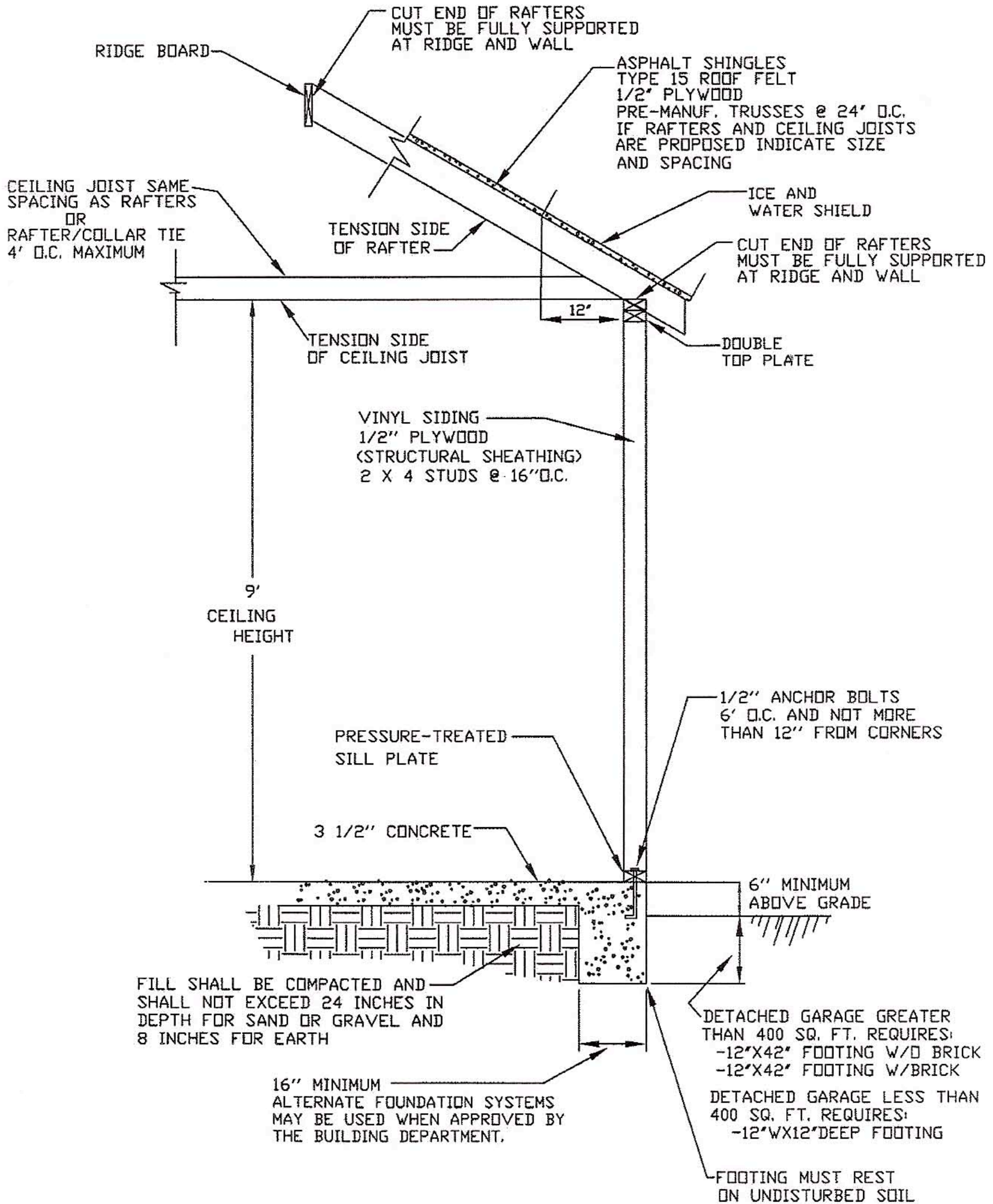


SAMPLE PLOT PLAN

SCALE: 1"=20'

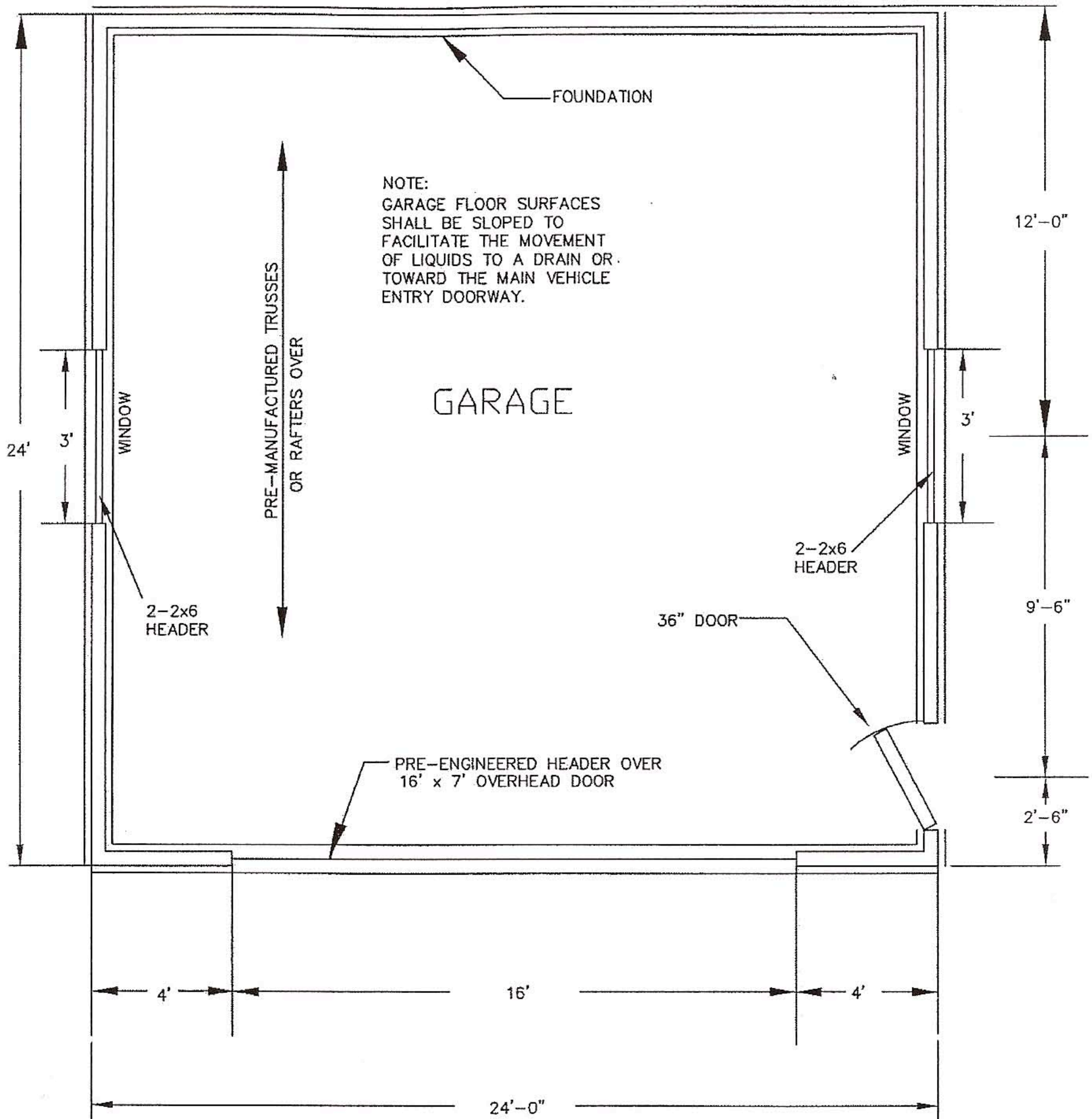
SHOW THE UTILITY LOCATIONS BOTH ABOVE AND BELOW GROUND.
 SHOW THE LOCATION OF THE ELECTRIC METER, GAS METER AND A/C UNIT.
 SHOW THE LOCATION OF THE WATER, SANITARY, AND SUMP LINES
 IF A NEW DRIVE OR ALTERATIONS TO AN EXISTING DRIVE ARE PROPOSED,
 ALL CONSTRUCTION MUST CONFORM TO CURRENT STANDARDS.

BUILDER: XYZ CONST.	
ADDRESS XXX	PHONE XXX
OWNER: RESIDENT	
ADDRESS XXX	PHONE XXX



WALL SECTION

TYPICAL GARAGE CONSTRUCTION
SCALE: 1/2" = 1'-0"



SAMPLE FLOOR PLAN

SCALE: 1/4" = 1'