



ACCESSORY BUILDINGS AND STRUCTURES INFO SHEET

All accessory buildings and structures (e.g., garages, sheds, gazebos, carports, and pole barns) over 200 sq. ft. require a building permit; if 200 sq. ft. or less, a building permit is not required but Zoning Regulations are applicable (see chart below).

Required Documents for Permit Submittal

- Plot plan indicating height, size in square feet, distance from both side lot lines, distance from rear lot line, and distance from main building/house. Applicant may use the City’s “Creating A Plot Plan” tool found on the City’s website at <https://bit.ly/fhplotplans> to assist in creating a plot plan to submit.
- Accessory building/structure construction plans

Location and Size Requirements (Zoning Ordinance Sec. 34-5.1)

- All attached accessory buildings and structures must meet primary building setbacks.
- Detached accessory buildings and structures must be 6 ft. from the rear property line and may not be in the front yard, exterior side yard, required side yard setback, nor within an easement or right-of-way.
- All detached accessory buildings and structures must be located at least 10 ft. from any main building.
- No detached accessory buildings or structures may occupy more than 25% of the required rear yard setback nor more than 40% of the rear yard in excess of the rear yard setback.
- The combined floor area of ALL attached and detached accessory buildings (e.g., garages, carports, and sheds) may not exceed 50% of the floor area of the residential dwelling unit or 750 sq. ft. (whichever is greater). In no instance shall the combined floor area of ALL attached and detached accessory buildings exceed 1,250 sq. ft.

Zoning Regulations (Zoning Ordinance Sec. 34-3.1)

Go to www.fhgov.com/departments-and-services/map-gallery - “Zoning Districts (Interactive)” map to find your district

Zoning District	Side Yard Setback	Rear Yard Setback Attached	Rear Yard Setback Detached	Distance from Main Building	Maximum Height	Maximum Coverage of Rear Yard Setback	Maximum Coverage of Rear Yard
RA-1	10 ft.	15 ft.	6 ft.	10 ft.	14 ft.	25%	40%
RA-2	8 ft.	15 ft.	6 ft.	10 ft.	14 ft.	25%	40%
RA-3	8 ft.	15 ft.	6 ft.	10 ft.	14 ft.	25%	40%
RA-4	5 ft.	15 ft.	6 ft.	10 ft.	14 ft.	25%	40%
RA-1A	15 ft.	15 ft.	6 ft.	10 ft.	14 ft.	25%	40%
RA-1B	15 ft.	15 ft.	6 ft.	10 ft.	14 ft.	25%	40%
RA-2B	10 ft.	15 ft.	6 ft.	10 ft.	14 ft.	25%	40%
RP-1	10 ft.	15 ft.	6 ft.	10 ft.	14 ft.	25%	40%
RP-2	8 ft.	15 ft.	6 ft.	10 ft.	14 ft.	25%	40%

Notes:

- ✓ See other info sheets for specific zoning regulations for certain types of accessory structures (e.g., attached decks/patios/terraces, pools, solar collection equipment, generators, and other mechanical equipment).
- ✓ It is the responsibility of the Applicant to obtain approval from their governing HOA and comply with all HOA requirements. The City of Farmington Hills does not enforce HOA requirements.

Revised 4/2026