

SHEDS

- **All Residential sheds** are an *accessory structure* to your property and require a **Zoning Permit**. Zoning Permit Applications require one (1) copy of your survey showing the proposed location of your shed, as well as a brochure/building plans.
- The Zoning Application fee is \$30. (Please check with the Zoning Office to verify if your property is in the *Highlands Preservation Area* and requires an Exemption as additional fees may apply.)
- Sheds up to and including 200 sq. ft. require a **Zoning Permit ONLY**, no building permit is required.
- Sheds 201 sq. ft. and over require a **Zoning Permit** and a **Building Permit**. When submitting your application, the Construction Department will require either a sketch of your plans stating what type of material is being used, or a manufacture brochure of the shed. 201 sq. ft. sheds require a concrete slab base with an edge thickness of 12”.
- **If you live in a Home Owners Association, approval from your HOA may be necessary. Please check before submitting your Zoning Permit.**

TOWNSHIP OF SPARTA

ZONING SETBACKS & BULK REQUIREMENTS

ZONE	MIN. LOT SIZE	MIN. FRONT YARD	MIN. REAR YARD	MIN. SIDE YARD	TOTAL SIDE YARD	MIN. ROAD FRONTAGE	MIN. LOT WIDTH @ BLD. LINE	MAX. STORIES/ HEIGHT	MAX. IMPERVIOUS COVER.		F.A.R.	ACCESSORY STRUCTURE		DECKS	
									Lot 25%	Bldg 18%		Height	Side & Rear	Side	Rear
R - 1	45,000	75'	75'	30'	60'	135'	175'	2.5 & 35'	18%			1.5 Stories and 16 feet	15'	20'	65'
R - 2	25,000	50'	50'	15'	30'	75'	100'	"	15%			"	10'	10'	40'
R - 3 **	14,000	35'	35'	8'Min.	20'	60'	80'	"		Bldg 18%		"	10'	10'	25' *
R - 4	20,000	50'	50'	15'	30'	75'	100'	"	15%			"	10'		
RR +	5 ac.	75'	75'	50'	100'	250'	250'	2.5 & 38'	18%			"	15'	20'	65'
RC - 1	5 ac.	150'	100'	50'	100'	200'	250'	"	18%			"	15'		
RC - 2	5 ac.	75'	75'	50'	100'	175'	200'	"	18%			"	15'		
**** ****	MF TCC	ZONES	SEE ORDINANCE FOR BULK REQUIREMENTS												
C - 1	20,000	25'	60'	10'	20'	60'	X	"	40%			"			
C-1 H	20,000	25'	60'	10'	20'	60'	X	"	40%			"			
C - 2	20,000	25'	60'	2 sides = 30'	Combo = 30'	X	X	"	40%			"			
C-2 H	20,000	25'	60'	2 sides = 30'	Combo = 30'	X	X	"	40%			"			
E D	80,000	100'	50'	30'	60'	X	200'	"	40%			"			
ED - 1	80,000	100'	50'	X	X	X	X	"	40%			"			
****	PVC PDRM	ZONES	SEE ORDINANCE FOR BULK REQUIREMENTS												

* 35 feet IF LOT ABUTS A LAKE

** R-3 EXISTING PLATTED LOTS PRIOR TO AUG., 2002 – 8,000 sq. ft.

† Impervious Cover. 18% up TO 2 acres - (see ordinance for calculation)

X NONE REQUIRED

+ SEE INCENTIVE/ENVIRONMENTAL CLUSTER OPTIONS IN ORDINANCE

NOTE: LOTS SUBDIVIDED IN THE RR, RC-1, RC-2 ZONES PRIOR TO SEPT. 8, 1998 SHALL ADHERE TO FORMER RR ZONE FOR BULK REQUIREMENTS -18-4.13e,9.

Reference - (1 ACRE = 43,560 square feet)

ADDITIONAL SETBACKS:

75 FEET FRONT, REAR OR SIDE YARD TO A STREAM OR POND

5 FEET TO PROPERTY LINE FOR PATIO OR DRIVEWAY OR RETAINING WALL

GENERATORS 18-4.5 i:

Permanent residential standby generators are to be considered accessory uses subordinate and customarily incidental to the principal use on the same lot and permitted in all single-family residential zones and single-family detached dwelling units. *Setbacks shall be measured from the pad supporting the unit and shall meet a minimum of five (5) feet from side and rear property lines and are not permitted in the front yard.* Please see Ord. 18-4.5 i.

*** REVISED ORDINANCE REQUIREMENTS FOR NON-CONFORMING USES AND STRUCTURES (18-4.6 f) AND R-3 CORNER LOTS - Effective 9/15/07 – (see ordinance 18-4.11 e, 9)