



Accessory Buildings and Structures in Residential Zoning Districts – FAQ

Section 82-103 of Sparta Village Code of Ordinances



Q: What permit do I need to build an accessory structure on my property?

A: In order to build an accessory structure on your property, you will need to fill out a Zoning Permit Application and have it approved by the Zoning Administrator prior to construction. To access a Zoning Permit Application, please visit the Forms and Publications section on our website at <https://spartami.org/forms-publications.php> or stop by Village Hall during our regular business hours. Please note that

Zoning Permit Applications have a non-refundable fee of \$20.00.

Q: What do I need to submit with my permit?

A: When you submit your zoning permit application, you must include a photo of the proposed shed with the proposed height. A plot plan is also needed in order for the permit to be approved. The plot plan must include a picture with the distance from each lot line and the house. Graph paper is included on the second page on the application for this purpose. The application must also include the footprint square footage of the principal structure, square footage of proposed structure, number of existing structures, and square footage of existing accessory structures.

Q: What is the difference between an attached and detached accessory structure?

A: An attached accessory structure is attached to the main building on your property (i.e. home). Attached accessory structures must be structurally a part of the main building and in compliance with the site development requirements of your zoning district. A detached accessory structure is not attached to the main building on your property and must be constructed at least 10 ft. from the main building. Examples of both may include a garage or tool shed.

Q: What are the location requirements for a detached accessory structure?

A: Detached accessory structures must be at least 10 ft. away from the main building and at least 5 ft. away from any lot line, as measured from the closest point to the building. Detached accessory structures must also be located only in the rear yard or side yard. No accessory structures will be permitted in front yards in any zoning district of the Village.



Q: What are the requirements to build an accessory structure?

A: If your accessory structure is over 100 square feet, whether it is attached or detached, it

must be designed, constructed, and finished similarly to the main building in terms of materials, colors, and general construction. Please include the materials you plan to use in the Zoning Permit Application. Accessory structures should never be used for dwelling purposes.

Q: How many accessory structures can I have?

A: Residential property owners may have one detached accessory structure if it complies with the site development requirements of your zoning district. One additional detached storage shed may be constructed if it does not exceed 100 square feet. If you live in the R-1 zoning district and your lot is over 2 acres, you may have up to 2 accessory structures.

Q: What are the height requirements for an accessory structure?

A: The height for your accessory structure should be in compliance with the height requirements of the zoning district it is located, usually no taller than the height of the main building. You will need to identify the site development requirements for your zoning district. Please reference *Figure A.1* below.

Q: Can I have a portable garage?

A: Portable garages are not permitted in the Village of Sparta.

Q: I am a business owner. Are the requirements the same?

A: If you are constructing a detached accessory building in a nonresidential zoning district, you may have up to 2 detached accessory structures on any lot. The total area of all accessory buildings cannot exceed 25% of the floor area of the main building. Detached accessory structures in nonresidential zoning districts must be at least 10 ft. away from any lot side or rear line and not located in the front yard. The height requirements cannot exceed the permitted height for main buildings in the zoning district it is located.

Q: How do I find the site development requirements for my zoning district?

A: Please reference *Figure A.1* below. To access Sparta Village Code of Ordinances, visit our website at www.spartami.org. If you are unsure of your zoning district, please call Village Hall at (616) 887-8251.

Q: Do I need to file any paperwork with Sparta Township?

A: If the accessory structure you plan to construct is over 240 sq. ft., you will need to file a building permit with the Sparta Township Building Department. For more information, please call Sparta Township at (616) 887-8863 or visit <https://spartatownship.org>.

Figure A.1: Site Development Requirements – Accessory Structures:

Zoning District	Ordinance
R-1 Single Family Residential	Section 82-174
R-2 Single Family Residential	Section 82-194
R-3 Single & Two Family Residential	Section 82-214
R-4 Single, Two, and Multi Family Residential	Section 82-234
LI – Light Industry	Section 82-314
GC – General Commercial	Section 82-274

If you have any further questions, please call Village Hall at (616) 887-8251.