

Article 11 Schedule of Regulations

Zoning Classification	Min Lot Size	Min. Lot Width (in feet)	Minimum Yard Setbacks (in feet)			Max. Bldg. Height (in feet)	Max. Lot Coverage	Minimum Landscaping Requirements
			Front	Side	Rear			
Agricultural (AG)	5 acres ^{m, l}	320	100	25	50	30	35%	No
Residential (R)	5 acres	320	100	25	50	30	35%	No
Rural Estate (RE)	2.5 acres	165	100	25	50	30	35%	No
Village Residential (VR)	2 acres ^{a, l}	165	100	25	50	30	35%	No
	10,890 sq.ft. ^{b, l}	66	40	15	50	30	35%	No
	5,445 sq.ft. ^{c, l}	33	40	0 or 15 ^e	50	30	35%	No
Mobile Home Park (MHP)	10 acres ^{d, l}	165	30	40	5	25	35%	No
Local Commercial (C)	--	60	25	0 or 10 ^f	15	25	--	Yes ^k
	<i>l</i>	60	<i>g</i>	<i>h</i>	<i>i</i>	<i>Unlimited^j</i>	--	Yes ^k
Light Industrial (I)	-- <i>l</i>	640	100	20	60	40	35%	Yes ^k

^a Lot without Public Utilities.

^b Single-family with Public Sewer and Water.

^c Multi-family with Public Sewer and Water.

^d The Planning Commission has the option to reduce the minimum lot size from 10 to 5 acres when reviewing the site plan. Each mobile home 'lot' shall have at least 5,000 square feet (sq.ft.) per mobile home unit. The 5,000 sq.ft. requirement may be reduced for one and only one lot up to a maximum of 20%, provided that the 'reduced lot' is at least 4,000 sq.ft. and an equal amount of land (1 sq.ft. for each sq.ft. of lot reduction) shall be dedicated as additional open space per Section 8.04.01 (ex. A proposed 4,500 sq.ft. lot would require an additional 500 sq.ft. of open space).

^e At least one side yard set back must equal 15 feet.

^f Side Yard Setback in Local Commercial is 0 feet unless the side lot line abuts a street. When the side yard abuts a street, the minimum landscaped side yard setback is 10 feet.

^g Front Yard Setback for a building which exceeds 25 feet shall be calculated as follows: 25' + 1 foot for each foot of building over 25 feet (ex. A 34' building would require a minimum front yard set back of 34' feet. 34' - 25' = 9' of additional front yard set back.)

^h Side Yard Setback for a building which exceeds 25 feet shall be calculated as follows: 0' or when the side yard abuts a street, 10' + 1 foot for each foot of building over 25 feet (ex. A 34' building that abuts a street would require a minimum side yard set back of 19' feet. 34' - 25' = 9' of additional front yard set back.)

ⁱ Rear Yard Setback for a building which exceeds 25 feet shall be calculated as follows: 15' + 1 foot for each foot of building over 25 feet (ex. A 34' building would require a minimum rear yard set back of 24' feet. 34' - 25' = 9' of additional front yard set back.)

^j The height of a building is unlimited provided that all yard set back requirements are met.

^k In order to upgrade the visual aesthetics of the community and protect against the loss of community character, not more than fifty percent (50%) of any required yard abutting a street shall be used for vehicular parking or driveways. The remaining area shall be landscaped and maintained.

^l Private road rights-of-way shall not be included as part of the minimum lot size in all zoning classifications.

^m Minimum Floor Areas for Single-Family Dwellings:

One or Two- Bedroom Dwellings	24 ft. side min. x length = 720 sq.ft
Three Bedroom Dwellings	24 ft. side min. x length = 960 sq.ft
Four-Bedroom Dwellings	1,200 sq.ft
Plus 120 sq.ft for each additional bedroom over four(4)	

*Explanation; Agricultural Buildings WITH LIVESTOCK setback is 50' on side yard line.

NOTICE

IF YOU DO NOT HAVE ALL THE FOLLOWING ITEMS, WE WILL NOT ACCEPT THE BUILDING PERMIT APPLICATION.

- Completely Filled Out and Signed Application
- Property address (Copy of Application for New Address issued from the Township)
- Detailed Site Plan (With setbacks to everything on property and lot lines)
- Septic Permit (New construction)
- Well Permit (New construction)
- Culvert Permit (New construction)
- Proof of Ownership (Deed, Tax bill, etc.)
- Copy of Builders License (If not owner)
- Soil Erosion Permit (If within 500 ft. of drain)
- Two Sets of Construction Drawings
- Engineered Truss Plans (If applicable)

Building Application
Emmett Township

11100 Dunnigan, Emmett, MI 48022
(810) 384-8070 • (810) 384-8071 • Fax: (810) 384-6138

Re-inspection Fee \$50.00. Administration fee for starting work without a Building Permit is \$400.00 includes: houses, additions, alterations, commercial structures, pre-manufactured units. \$100.00 fee for starting work without a permit for any accessory structures and demolitions.

<p>AUTHORITY: P.A. 230 OF 1972. AS AMENDED COMPLETION: MANDATORY TO OBTAIN PERMIT PENALTY: APPLICATION MUST BE COMPLETED. SIGNED PROPER FEE ENCLOSED OR PERMIT WILL NOT BE ISSUED.</p>	<p>THE BUILDING DEPT. WILL NOT DISCRIMINATE AGAINST ANY INDIVIDUAL OR GROUP BECAUSE OF RACE, SEX, RELIGION, AGE, NATIONAL ORI- GIN, COLOR, MARITAL STATUS, HANDICAP, OR POLITICAL BELIEFS.</p>
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I. LOCATION OF BUILDING			
CITY, VILLAGE: EMMETT		TOWNSHIP: EMMETT	
COUNTY: ST. CLAIR		ZIP CODE: 48022	
		74-19-	
II. IDENTIFICATION			
A. OWNER OR LESSEE			
B. ARCHITECT OR ENGINEER			
NAME:		TELEPHONE NO.:	
ADDRESS:		CITY:	STATE: ZIP CODE:
LICENSE NUMBER:		EXPIRATION DATE:	
C. CONTRACTOR			
III. TYPE OF IMPROVEMENT AND PLAN REVIEW			
1. <input type="checkbox"/> HOUSE 2. <input type="checkbox"/> ADDITION 3. <input type="checkbox"/> ALTERATION 4. <input type="checkbox"/> REPAIR 5. <input type="checkbox"/> WRECKING 6. <input type="checkbox"/> MOBILE HOME SET-UP 7. <input type="checkbox"/> FOUNDATION ONLY 8. <input type="checkbox"/> PREMANUFACTURE 9. <input type="checkbox"/> RELOCATION 10. <input type="checkbox"/> POLE BARN 11. <input type="checkbox"/> GARAGE 12. <input type="checkbox"/> ACCESSORY BLDG. 13. <input type="checkbox"/> DECKS 14. <input type="checkbox"/> POOL 15. <input type="checkbox"/> WHIRLPOOL/HOT TUB			
<input type="checkbox"/> BUILDING <input type="checkbox"/> PLUMBING <input type="checkbox"/> MECHANICAL <input type="checkbox"/> ELECTRIC <input type="checkbox"/> ENERGY			

IV. PROPOSED USE OF BUILDING**A. RESIDENTIAL**

1. BUILDING
 2. TWO OR MORE FAMILY (NO. OF UNITS _____)
 3. HOTEL, MOTEL (NO. OF UNITS _____)
 4. ATTACHED GARAGE
 5. DETACHED GARAGE
 6. OTHER

B. NONRESIDENTIAL

7. AMUSEMENT
 8. CHURCH, RELIGION
 9. INDUSTRIAL
 10. PARKING GARAGE
 11. SERVICE STATION
 12. HOSPITAL, INSTITUTIONAL
 13. OFFICE, BANK, PROFESSIONAL
 14. PUBLIC UTILITY
 15. SCHOOL, LIBRARY, EDUCATIONAL
 16. STORE, MERCANTILE
 17. TANKS, TOWERS
 18. OTHER

NONRESIDENTIAL - DESCRIBE IN DETAIL PROPOSED USE OF BUILDING, E.G. FOOD PROCESSING PLANT, MACHINE SHOP, LAUNDRY BUILDING AT HOSPITAL, ELEMENTARY SCHOOL, SECONDARY SCHOOL, COLLEGE, PAROCHIAL SCHOOL, PARKING GARAGE FOR DEPARTMENT STORE, RENTAL OFFICE BUILDING, OFFICE BUILDING AT INDUSTRIAL PLANT. IF USE OF EXISTING BUILDING IS BEING CHANGED. ENTER PROPOSED USE.

V. SELECTED CHARACTERISTICS OF BUILDING**A. FOUNDATION FRAME**

- BASEMENT FOOTING DIMENSIONS _____
 CRAWL SPACE USE OF BASEMENT _____

B. MATERIAL IN FOUNDATION WALLS

- BLOCK TYPE WIDTH IN INCHES WOLMANIZED POURED CEMENT WIDTH IN INCHES PRECAST

C. PRINCIPAL TYPE OF FRAME ABOUT FINISH GRADE

1. MASONRY, WALL BEARING
 2. WOOD FRAME
 3. STRUCTURAL STEEL
 4. REINFORCED CONCRETE
 5. OTHER

D. PRINCIPAL TYPE OF HEATING FUEL

6. GAS
 7. OIL
 8. ELECTRICITY
 9. COAL
 10. OTHER

WILL THERE BE A FIRE PLACE YES NO IF YES WHAT TYPE _____

E. TYPE OF SEWAGE DISPOSAL

11. PUBLIC OR PRIVATE COMPANY
 12. SEPTIC SYSTEM

F. TYPE OF WATER SUPPLY

13. PUBLIC OR PRIVATE COMPANY
 14. PRIVATE WELL OR CISTERN

G. TYPE OF MECHANICAL

15. WILL THERE BE AIR CONDITIONING? YES NO
 16. WILL THERE BE AN ELEVATOR? YES NO

H. DIMENSIONS

- (Omit cents)
17. COST OF IMPROVEMENTS\$ _____
To be installed but not included in the above cost
 a. Electrical
 b. Plumbing
 c. Heating, air conditioning
 d. Other (elevator, ect.)
 TOTAL COST OF IMPROVEMENT ...\$ _____
18. NUMBER OF STORIES _____
 19. FLOOR AREA: 1ST & 2ND FLOOR _____
 3RD - 10TH FLOOR _____
 11TH - ABOVE FLOOR _____
 TOTAL AREA _____
 20. GARAGE & SIZE _____

I. NUMBER OF OFF STREET PARKING SPACES

21. ENCLOSED _____
 22. OUTDOORS _____

VI. APPLICANT INFORMATION

APPLICANT IS RESPONSIBLE FOR THE PAYMENT OF ALL FEES AND CHARGES APPLICABLE TO THIS APPLICATION AND MUST PROVIDE THE FOLLOWING INFORMATION.

NAME:		TELEPHONE NO.:	
ADDRESS:	CITY:	STATE:	ZIP CODE:
FEDERAL I.D. NUMBER/SOCIAL SECURITY NUMBER:			

I HEREBY CERTIFY THAT THE PROPOSED WORK IS AUTHORIZED BY THE OWNER OF RECORD AND THAT I HAVE BEEN AUTHORIZED BY THE OWNER TO MAKE THIS APPLICATION AS HIS AUTHORIZED AGENT, AND WE AGREE TO CONFORM TO ALL APPLICABLE LAWS OF THE STATE OF MICHIGAN. ALL INFORMATION SUBMITTED ON THIS APPLICATION IS ACCURATE TO THE BEST OF MY KNOWLEDGE.

SECTION 23A OF THE STATE CONSTRUCTION CODE ACT OF 1972, ACT NO. 230 OF THE PUBLIC ACTS OF 1972, BEING SECTION 125,1523A OF THE MICHIGAN COMPILED LAWS, PROHIBITS A PERSON FROM CONSPIRING TO CIRCUMVENT THE LICENSING REQUIREMENTS OF THIS STATE RELATING TO PERSONS WHO ARE TO PERFORM WORK ON A RESIDENTIAL BUILDING OR A RESIDENTIAL STRUCTURE. VIOLATORS OF SECTION 23A ARE SUBJECT TO CIVIL FINES.

SIGNATURE OF APPLICANT:

VII. LOCAL GOVERNMENTAL AGENCY TO COMPLETE THIS SECTION

ENVIRONMENTAL CONTROL APPROVALS

	REQUIRED?	APPROVED	DATE	NUMBER	BY
A - ZONING	<input type="checkbox"/> YES <input type="checkbox"/> NO				
B - FIRE DISTRICT	<input type="checkbox"/> YES <input type="checkbox"/> NO				
C - POLLUTION CONTROL	<input type="checkbox"/> YES <input type="checkbox"/> NO				
D - NOISE CONTROL	<input type="checkbox"/> YES <input type="checkbox"/> NO				
E - SOIL EROSION	<input type="checkbox"/> YES <input type="checkbox"/> NO				
F - FLOOD ZONE	<input type="checkbox"/> YES <input type="checkbox"/> NO				
G - WATER SUPPLY	<input type="checkbox"/> YES <input type="checkbox"/> NO				
H - SEPTIC SYSTEM	<input type="checkbox"/> YES <input type="checkbox"/> NO				
I - VARIANCE GRANTED	<input type="checkbox"/> YES <input type="checkbox"/> NO				
J - CULVERT	<input type="checkbox"/> YES <input type="checkbox"/> NO				
K - HOUSE NUMBERS	<input type="checkbox"/> YES <input type="checkbox"/> NO				
L - OTHER	<input type="checkbox"/> YES <input type="checkbox"/> NO				

VIII. VALIDATION - FOR DEPARTMENT USE ONLY

NOTES AND DATA:

BUILDING PERMIT NUMBER:	APPROVAL SIGNATURE:
ISSUE DATE:	TITLE:
PERMIT FEE:	DATE:
PLAN REVIEW FEE:	BOND:

