

ZONING COMPLIANCE PERMIT



CHOCOLAY TOWNSHIP Planning and Zoning Department

5010 US-41 South
Marquette, MI 49855
Phone: 906-249-1448 Fax: 906-249-1313

PERMIT NUMBER ZC-_____-____-
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PROJECT IDENTIFICATION

Date of application _____ Project address _____

APPLICANT
Name _____
Address _____
City / State / Zip _____
Contact number _____
E-mail _____

PROPERTY OWNER
Name _____
Address _____
City / State / Zip _____
Contact number _____
E-mail _____

The property owner grants permission for the applicant to act in his or her behalf if the applicant is not the owner.

Owner Signature _____ Date _____

PERMIT NOTES

Please note, this is not a building permit. If a *Zoning Compliance Permit* is granted, you will need to pursue all other applicable permits and provide copies to the Township. For more information contact the Zoning Administrator at 906.249.1448 or e-mail questions to permits@chocolay.org.

You must state in writing the intended use of the building or structure.

You will furnish a sketch or drawing that shows the detail of the project. The sketch or drawing will show the lot shape, dimensions, and indicate the size, shape, and location (distance from all property lines) of all buildings, easements, rights-of-way, significant topographical features, and proposed and existing driveways and landscaping.

All setback measurements are taken to the property line, not to the sidewalk, curb, or center of the street. If the owner and / or builder do not know the exact location of the property lines, a surveyor should be consulted.

A site plan of your own design may be submitted, but the Township has the right to request a survey or an engineered site plan, especially for commercial and industrial applications.

Some development must undergo a formal site plan review (see *Section IX* of the Township *Zoning Ordinance*).

Site plans for commercial, industrial and multi-family structures must be drawn and sealed by a licensed architect, engineer or surveyor.

No construction or earthwork in any district can begin or any work started that will change the present use of any structure without a signed *Zoning Compliance Permit*.

No mobile home, replacement mobile home, or mobile home extension shall be placed on any lot outside of a designated mobile home park without a *Zoning Compliance Permit*.

A *Zoning Compliance Permit* expires twelve months from the date of issuance unless there has been substantial progress on the project that is stated on the Permit or arrangements for an extension are made.

Completed applications will be accepted at the Township office, via mail or e-mail (permits@chocolay.org).

Township staff will contact you when the permit is ready to be picked up. The Township reserves the right to inspect your property to ensure compliance with the zoning ordinance and conditions of the permit.

RESIDENTIAL CONSTRUCTION AND ALTERATION

- Single family - new
- Multi Family - new
- Group residential (more than 4 unrelated individuals)
- Single Family - alteration or addition
- Multi Family - alter, addition, or increase units

Deck: open enclosed Porch: open enclosed

Basement: below ground above ground Crawl space Slab

Number of floors _____ Height at peak _____ feet Square footage of proposed structure _____

ACCESSORY STRUCTURE

- Garage
- Shed
- Other _____

Accessory Structure Utilities

Electricity Water Sewer Heat: gas wood electric other _____

Floor plan of structure _____ width _____ length Square footage of proposed structure _____ feet

Structure height at eaves _____ feet Structure height at peak _____ feet

NON-RESIDENTIAL CONSTRUCTION AND ALTERATION

- Commercial
- Industrial
- Public use _____

Floor plan of structure _____ width _____ length Square footage of proposed structure _____ feet

Structure height at eaves _____ feet Structure height at peak _____ feet

Outside storage (specify square feet of the area, location on lot, storage height, materials to be stored)

Notes If there are accessory structures associated with this non-residential use, please complete the *Accessory Structure* section above.

A site plan will be required for all non-residential developments per requirements of *Section IX* of the *Zoning Ordinance*.

DESCRIPTION OF PROJECT

Please describe the proposed use, building style and materials, proposed phases timelines, etc. for the project.

PERMIT CONDITIONS

1. I certify that the proposed work is authorized by the property owner of record, and that I have been authorized to make this application. I further certify that the proposed plans as shown are accurate to the best of my knowledge and contain an accurate description and specifications for all existing and proposed buildings or structures.
2. I understand that this application does not cover all permits required by Marquette County or the State of Michigan, and that other permits may be necessary before the project can begin.
3. I agree that issuance of the *Zoning Compliance Permit* carries with it a condition allowing on-site inspection of the premises, both in review of the site plan and later to confirm compliance with the site plan and conditions of the permit. As applicant / owner, I authorize these inspections and acknowledge that they are a condition to any approval provided with the application.
4. I understand that any construction which represents a variance from the approved site plan and permit conditions or violates the approved site plan or permit conditions, may result in a *Stop Notice* issued by the Zoning Administrator. Upon service of such notification, I and my agents agree to immediately cease work on that portion of the property identified as a violation.
5. I acknowledge review of the site plan and other applicable requirements in the Township *Zoning Ordinance*, and that a copy of the requirements is available on the Township web site (www.chocolay.org) or at the Township office.
6. I agree that neither I nor my successor will sell, convey, or otherwise dispose of any land surrounding a structure if such a transaction will result in the structure being left on a lot which fails to meet the minimum requirements set forth in the Township *Zoning Ordinance*.

Owner / Agent signature _____ Date _____

Name (print) _____

TOWNSHIP OFFICE

APPROVED **NOT APPROVED**

APPROVAL CONDITIONS

Required	Not Applicable	Condition	Agency or Permit Number
<input type="checkbox"/>	<input type="checkbox"/>	Flood hazard / Wetland	DEQ
<input type="checkbox"/>	<input type="checkbox"/>	High risk erosion area	DEQ
<input type="checkbox"/>	<input type="checkbox"/>	Soil erosion permit	Conservation District
<input type="checkbox"/>	<input type="checkbox"/>	Water setback of 100 feet (30 feet of natural buffer)	Township
<input type="checkbox"/>	<input type="checkbox"/>	Minimum lot size	Township
<input type="checkbox"/>	<input type="checkbox"/>	Minimum setbacks	Township
<input type="checkbox"/>	<input type="checkbox"/>	Variance granted	Number _____
<input type="checkbox"/>	<input type="checkbox"/>	Conditional use granted	Number _____
<input type="checkbox"/>	<input type="checkbox"/>	Site plan review required	Number _____
<input type="checkbox"/>	<input type="checkbox"/>	Other	_____

PERMIT CHARGE

- \$10.00** Structure (under 200 square feet)
- \$20.00** Deck / Porch
- \$40.00** Residential / Non-Commercial (alteration)
- \$50.00** Commercial (alteration)
- \$60.00** Residential / Non-Commercial (new)
- \$75.00** Commercial (new)

Date Paid _____

Receipt Number _____

ADDITIONAL CONDITIONS OF APPROVAL

Zoning Administrator signature _____ Date _____

SITE PLAN

Provide a site plan drawn to scale with the information shown below. Attach a separate sheet if necessary.

Adjoining rights-of-way locations / dimensions

All driveway and curb cut locations and dimensions

All property lines and property dimensions

All required parking spaces

Location, dimensions, separation of all existing and proposed structures

North directional arrow

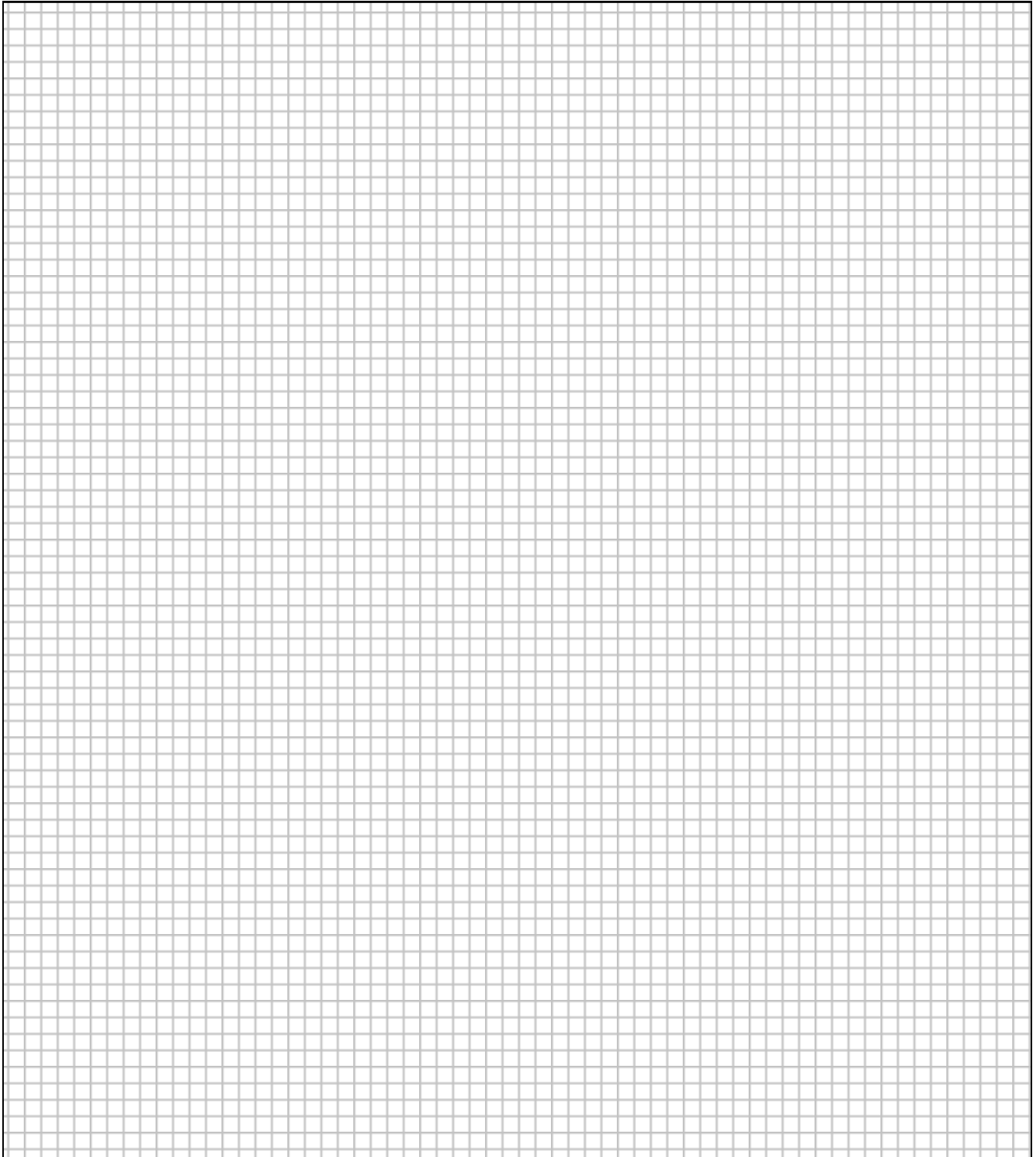
Sanitary and well facilities and utilities

Significant topographical features

Structure setbacks from the property lines

Utility and other easements

Water courses and wetlands



ZONING ORDINANCE EXTRACT

Section 6.1 Height and Placement Regulations

- (A) Except as otherwise specifically provided in this Ordinance, no structure shall be erected or maintained between any lot line and the pertinent setback distance listed below and no structure shall be erected or maintained which exceeds the height limit specified below. Where there is no rear lot line as otherwise defined herein, the required rear setback distance shall be measured from a line through the point on the lot most distant from any front lot line of the same lot, which line shall be perpendicular to a line from said point to the closest point on any front lot line. If there is more than one such line, the rear setback shall be maintained from any one of them at the option of the owner. Where a lot fronts on two streets within 30 degrees of being parallel, but not of their intersection, no rear setback is required. The side setback requirement applies to a side lot line and also to any lot line which is neither a front, rear, or side lot line. All distances are measured in feet from the drip lines of said structure/s.

Schedule of Regulations

District	Front	Side	Rear	Structure Height	Minimum Lot Size	Minimum Lot Width ₃
AF	30	30	30	1	25,000 sq ft	125
C	30	5	20	30 ₆	1 acre	150
I	40	5	20	30 ₆	20 acres	None
MFR	30	30	30	30 ₆	20 acres	None
MP	40	20	30	30	None	None
PUD	5	5	5	5	5 acres	300
R-1	30	10 ₂	35	30 ₆	25,000 sq ft ₄	125
R-2	25	5	25	30 ₆	10,500 sq ft	50
WFR	30	10 ₂	30	30 ₆	25,000 sq ft	125

Note 100' waterfront setback is required in all districts (see 6.8 *Waterfront Setback* in the Zoning Ordinance)

Footnotes

- Height at any point on a structure shall not exceed the horizontal distance to any lot line.
 - A detached accessory building not exceeding 14 feet in height and not exceeding 720 square feet may be located within six feet of a side lot line and 20 feet from a rear lot line.
A detached accessory building less than 100 square feet and so located that no portion is located in the front yard setback is exempt from the provisions of this ordinance.
 - Lot width shall be measured at the location of the front setback line.
 - 18,750 sq. ft. where lot is served by public sewer and/or water supply.
 - Setbacks and height limits are to be determined as required by the original zoning district. Any modifications are subject to the final approval of the Final Development Plan.
 - No detached building shall exceed sixteen feet and six inches (16'6") in average height as determined by the Zoning Administrator nor exceed the exterior perimeter dimensions of the principal structures on the lot. With the following formula:
R-1 District – Side and rear yard setbacks for accessory structures must be increased 2' for every foot over 15'.
R-2 District - Side and rear yard setbacks for accessory structures must be increased 3' for every foot over 15'.
(#34-09-17)
- (B) In Districts R-1, R-2, MFR, WFR, and AF, the minimum lot size and lot width regulations do not apply to any nonconforming parcel of land shown as lot in a recorded plat, or described in a deed or land contract executed and delivered prior to the effective date of this Ordinance.
- (C) There shall be a maximum floor area ratio of 25 percent in District MFR and 80 percent in Districts C and I.
- (D) There shall be a maximum ground coverage ratio of 30 percent in District MFR and 40 percent in Districts C and I.
- (E) There shall be a minimum landscaped open space of 30% in District MFR and 10% in Districts C and I. There shall be a minimum of 2.5% landscaped open space within the front yard setback.

Section 6.2 Zoning District Boundary Setback Regulations

On lots in Districts C and I, no structure shall be erected or maintained within 30 feet of the boundary line of any R-1, R-2, or MFR Districts. Where a district boundary line divides a lot into two districts, it shall be treated as a lot line for purposes of the setback provisions of this Ordinance.

Section 6.3 Minimum Floor Area For Dwelling Units

Every single-family dwelling shall have a minimum floor area of 800 square feet, and every dwelling unit in a multi-family dwelling shall have a minimum floor area of 600 square feet, provided:

- (A)** It has a minimum width across any front, side or rear elevation of 20 feet and complies in all respects with the Marquette County Building Code, including minimum heights for habitable rooms. Where a dwelling is required by law to comply with any federal or state standards or regulations for construction and where such standards or regulations for construction are different than those imposed by the Marquette County Building Code, then and in that event such federal or state standards or regulations shall apply.
- (B)** It is firmly attached to a permanent foundation constructed on a site in accordance with the Marquette County Building Code and constructed of such material and type as required in the applicable building code for residential dwellings. In the event that the dwelling is a mobile home, as defined herein, such dwelling shall, in addition thereto, be installed pursuant to the manufacturer's setup instructions and shall be secured to the premises by an anchoring system or device complying with the rules and regulations of the Michigan Mobile Home Commission.
- (C)** In the event that a dwelling is a mobile home as defined herein, each mobile home shall be installed with the wheels and under carriage removed. Additionally, no dwelling shall have any exposed towing mechanism, under carriage or chassis.
- (D)** The dwelling is connected to a public sewer and water supply or to such private facilities approved by the local health department.
- (E)** The dwelling complies with all pertinent building and fire codes. In the case of a mobile home, all construction and all plumbing, electrical apparatus and insulation within and connected to said mobile home shall be of a type and quality conforming to the "Mobile Home Construction and Safety Standards" as promulgated by the United States Department of Housing and Urban Development, being 24 CFR 3280, and as from time to time such standards may be amended. Additionally, all dwellings shall meet or exceed all applicable roof snow load and strength requirements.
- (F)** The fore going shall not apply to mobile homes located in a licensed mobile home park or zoning district R-2 except to the extent required by state and federal laws or otherwise specifically required in the ordinance of the Township pertaining to such parks and zoning districts.