



APPLICATION FOR ZONING PERMIT

CHARTER TOWNSHIP OF UNION

2010 S LINCOLN RD, MT PLEASANT, MI 48858

For Fences and Walls not subject to a building permit:

A. Height.

Fences or walls not more than six (6) feet in height are permitted in all yards. Fences or walls over six (6) feet in height are subject to approval by the Zoning Board of Appeals, unless specifically authorized elsewhere in this Zoning Ordinance.

B. Clear Vision Triangle.

Walls and fences shall comply with the specification for maintenance of unobstructed vision for drivers in Section 4.6.

C. Fence and Wall Maintenance.

Fences and walls shall be maintained in good condition. Rotten, crumbled, or broken components shall be replaced, repaired, or removed. As required, surfaces shall be painted, stained or similarly treated.

D. Zoning Permit.

Permit approval shall be required per Section 14.1(A) (Zoning Permits) for construction, alteration, or relocation of all fences and walls, except short decorative fence elements less than ten (10) feet in length and fences associated with customary agricultural operations that otherwise conform to the requirements of this Section. Where a fence or wall is associated with a project subject to site plan approval, the approved site plan shall satisfy this requirement.

For Sheds and other accessory structures not subject to building permit:

1. **Location.** Detached accessory buildings (for example, garages or sheds) shall not be located in a front yard or a required side yard area, except as follows:

a. *Commercial and Industrial Districts.* The following accessory uses may be permitted in the front or side yards of commercial or industrial districts, subject to the approval of the Planning Commission: buildings for parking attendants, guard shelters, gate houses, and transformer pads.

b. *Agricultural District.* In the AG district, detached accessory buildings related to agricultural use may be permitted in front of the principal residence on the lot if they comply with all setback requirements for accessory buildings.

2. **Setbacks.** Detached accessory buildings, including any and all roof overhangs, shall comply with the following setback requirements. A stake survey may be required by the Zoning Administrator to determine exact distances from the lot line. The location of the proposed building shall be approved by the Zoning Administrator prior to construction.

a. *Front Yard Setback.* Any accessory building in the front yard shall conform to the minimum required front and side yard setbacks for principal buildings in the zoning district.

b. *Side Yard Setback.* The required side yard setback for detached accessory buildings is five (5) feet.

c. *Rear Yard Setback.* Accessory buildings shall be located no closer than five (5) feet to the rear lot line or alley line.

d. *Distance from other Buildings.* Detached accessory buildings shall be located at least ten (10) feet from any building on the site.



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e. An accessory building or structure over 14.0 feet in height, 50 feet in length adjacent to a lot boundary, or 1,500 sq. ft. in floor area, shall conform to the minimum required yard setbacks for principal buildings in the zoning district.

3. Size, height, and number. Detached buildings and structures in the following zoning districts accessory to single-family and two-family residential uses shall conform to the following requirements:

AG and R-1 Zoning District maximum 2 per Lot, 14 feet in height.

R-2A, R-2B, and other Districts maximum 1 per Lot and 12 feet in height.

“Other Accessory Structures” include sheds, gazebos, covered pavilions, and similar structures.

Zoning Permit.

No building, structure, or any part thereof, shall be erected, raised, moved, reconstructed, extended, or enlarged without first applying for and obtaining a Zoning Permit from the Zoning Administrator. The purpose of a Zoning Permit is to determine that the intended use is within the proper zoning district and that there has been full compliance with the requirements specified for the district. Zoning Permits are subject to the following requirements:

1. Application Requirements. Every application for a Zoning Permit shall be accompanied by two (2) sets of plans showing the following information, at minimum: the shape and dimensions of the lot to be built upon, the exact locations, sizes and heights of existing buildings and structures, the locations, sizes and heights of proposed buildings and structures, the existing and intended use of each building, the number of units contained in proposed residential buildings, and other information required to determine compliance with Ordinance requirements.

2. Sanitary Sewage Disposal. Where sanitary sewage disposal is required, the sewage disposal system must be approved by the Central Michigan District Health Department prior to issuance of a Zoning or Building Permit for a new building or change of use of an existing building.

3. Issuance of a Permit. The Zoning Administrator shall satisfy him/herself that the plan is in complete compliance with Ordinance requirements prior to issuing a Zoning Permit. Once a Permit has been approved, one set of the plans shall be returned to the applicant along with the permit. Permits are nontransferable and shall expire one (1) year from the date of issuance.

4. Exception. A Zoning Permit shall not be required for an accessory building or portable structure that is less than two hundred (200) square feet in size or less than one thousand dollars (\$1,000) in value, provided that the building or structure complies with the setback and height requirements for the district in which it is located.