

Application for Zoning Compliance Other Than New Home

STAMP RECEIVED



Augusta Charter Township
8021 Talladay Road, P.O. Box 100
Whittaker, MI 48190
Phone 734-461-6117, Fax 734-461-6379
www.augustatownship.org

STAMP PAID

TOWNSHIP FILE

ZC - _____

RELATED FILES

PAYMENT INFORMATION

FEE: \$55.00 Total Amount Paid: \$ _____

Paid via Cash Check # _____

Rec'd By _____ Receipt # _____

G/L # _____

GENERAL INFORMATION

Name(s) of Legal Property Owner(s) _____
 Street Address (Street # & Name or P.O. Box) _____
 City _____ State _____ Zip _____ Email _____
 Phone _____ Fax _____ Cell _____
 Name of Petitioner (if Different from Owner) _____
 Company _____ Interest in Property: Builder Other _____
 Street Address (Street # & Name or P.O. Box) _____
 City _____ State _____ Zip _____ Email _____

PROJECT INFORMATION

Address of Property: _____
 Tax I.D. Number(s): _____
 Proposed Action (Check Only One – multiple applications may be required):
 Home Addition Garage Pole Barn Deck Swimming Pool Pond
 Other _____
 The following projects do not require a building permit:
 Fence Any accessory building less than 200 square feet
1 or 4 copies (4 if not being emailed) of the Plans/Blueprints & the following items (if applicable) must be submitted with this application:
 Sketch Plan or Certified Survey of entire parcel, indicating (A) the location and nature of all easements, (B) the location of all existing and proposed buildings and/or structures and (C) distances to property lines
 A Soil Erosion/Sedimentation Control Permit (if applicable)
 A Driveway Permit (if a new driveway location is proposed)
 Drain Commissioner Approval (if drain crossing/relocation/alteration is proposed)
This application will not be processed until all of the items on the above checklist have been provided.

ADDITIONAL INFORMATION

Upon receipt of Township Zoning Compliance Approval, applicant **MUST** request a stake inspection from the Washtenaw County Building Department to confirm that the required front, side and rear yard setbacks will be met by the proposed house location.

The property shall be staked in the following manner:

- The property corners shall be marked with stakes that have been tagged or painted **RED**. Property corner stakes shall indicate the actual location of the road right-of-way (where the property abuts the road right-of-way).
- The proposed building location shall be marked with stakes that have been tagged or painted **YELLOW**.

Building permits will not be issued until stake inspection approval is granted!

AUGUSTA TOWNSHIP SET BACK INSPECTION PROCESS
(Effective January 1, 2008)

- There will be a \$50.00 additional inspection fee required at the time of building permit **ISSUANCE** for the set back inspection.
 - The approved site plan must be on site at the time of foundation inspection.
 - Engineered certification from the developer or property owner verifying location of property line stakes will be provided to the building inspector at the time of foundation inspection.
 - Property lines must be staked according to the certification provided at the time of foundation inspection
 - Foundation forms must be in place for the set back inspection
 - Concrete shall not be poured prior to a set back inspection approval
1. At the time of foundation inspection, Washtenaw County building inspectors will verify the approved set back according to the site plan.
 2. If the above required documentation is not on site at the time the foundation inspection is performed, the inspection will be disapproved and a \$50.00 re-inspection fee will be required.

AFFIDAVIT

By submitting this application, authority is given to Township representatives to physically view and inspect the property.

The undersigned says that (s)he is the Petitioner involved in this Application, and that the foregoing answers and statements herein contained, and the information herewith submitted are, in all respects, true and correct to the best of his/her knowledge and belief.

Petitioner Signature _____ Date _____

If the Petitioner and Property Owner are NOT the same individual, the Property Owner, by signing below, says that they have given the Petitioner permission to submit this Application, and accepts that all obligations assumed by the Petitioner in the course of pursuing this Application will become those of the Property Owner should the Petitioner fail to satisfy them.

Property Owner Signature _____ Date _____

SUBMISSION

Date Rec'd. _____ by _____

Application Form completed and signed by the Petitioner and/or Property Owner.

1 or 4 copies of all plans and supplemental information provided.

PAYMENT

Fee: \$55.00 Amount Paid: _____

Paid via: Cash Check # _____

Rec'd By _____ Receipt # _____

G/L # _____

FILING

For all new applications, a Township file number must be assigned and a new file must be created.

Township File No.: ZC - _____ - _____

Related Township Files cross-referenced

Application tracking spreadsheet updated

Original and one copy of all materials retained in Township File

1 or 4 copies of all materials delivered to Zoning Administrator

ZONING ADMINISTRATOR ACTION

This application has been reviewed for compliance with the Township Zoning Ordinance and is hereby:

Approved

Denied

Zoning Administrator _____ Date _____

Two copies of application returned to applicant

One copy of application forwarded to Assessor

This permit will be void if construction is not started within 180 days.

No construction shall commence until a building permit has been obtained from the Washtenaw County Building Department.

If denied, the applicant can appeal to the Zoning Board of Appeals, as outlined in Section 15.7 of the Zoning Ordinance.

Zoning Compliance for New Single Family Home Appendix

The list below offers a summary of where you can obtain all permits and/or approvals necessary to receiving zoning compliance approval for a new single-family home, along with necessary contact information.

Zoning Compliance approval will not be granted unless items 1 through 4 below have been secured.

1. Well Permit
Washtenaw County Health Department
705 N. Zeeb Road
734-222-3800

OR

Municipal Water Tap Fees
Augusta Charter Township
8021 Talladay Road
734-461-6117

2. Soil Perc Test Approval Letter
Washtenaw County Health Department
705 N. Zeeb Road
734-222-3800

OR

Septic Permit
Washtenaw County Health Department
705 N. Zeeb Road
734-222-3800

OR

Municipal Sewer Tap Fees
Augusta Charter Township
8021 Talladay Road
734-461-6117

3. Soil Erosion/Sedimentation Control Permit
Washtenaw County Soil Erosion Control Dept.
705 N. Zeeb Road
734-222-3800

4. Driveway Permit
Washtenaw County Road Commission
555 N. Zeeb Road
734-761-1500

Once zoning Compliance approval has been issued, no construction shall commence until a building permit has been obtained from the Washtenaw County Building Dept.

5. Building Permit
Washtenaw County Building Dept.
705 N. Zeeb Road
734-222-3800

3.6 Schedule of Dimensional Regulations.

District	Minimum Lot Area ¹	Min. Lot Width ²	Minimum Yard Setback ³			Max. Bldg. Height ^{4,5}		Maximum Lot Coverage ⁶	Additional Regulations
			Front Yard ⁷	Side Yard ⁸	Rear Yard	Feet	Stories		
C, Conservation	10 acres	300 ft.	50 ft.	30 ft.	50 ft.	35 ft.	2½	10%	See §3.7(A)
AG, Agriculture	2.5 acres	200 ft.	50 ft.	30 ft.	50 ft.	35 ft.	2½	10%	See §3.7(A)
AR, Agricultural Residential	43,560 s.f.	150 ft.	50 ft.	30 ft.	35 ft.	35 ft.	2½	15%	See §3.7(A)
RR, Rural Residential	43,560 s.f.	150 ft.	40 ft.	20 ft.	40 ft.	35 ft.	2½	15%	See §3.7(A)
SR-3, Single-Family Res.	21,780 s.f.	100 ft.	35 ft.	15 ft.	30 ft.	35 ft.	2½	20%	See §3.7(A)
SR-2, Single-Family Res.	17,000 s.f.	90 ft.	30 ft.	12.5 ft.	25 ft.	35 ft.	2½	20%	See §3.7(A)
SR-1, Single-Family Res.	13,000 s.f.	80 ft.	25 ft.	10 ft.	20 ft.	35 ft.	2½	25%	See §3.7(A)
VR, Village Single-Family Res.	9,000 s.f.	70 ft.	25 ft.	7.5 ft.	20 ft.	35 ft.	2½	30%	See §3.7(A)
MR, Multiple-Family Res.	See §3.7(B)	200 ft.	35 ft.	20 ft.	40 ft.	45 ft. ⁹	3	30%	See §3.7(B)
MHC, Manufactured Housing	--	--	--	--	--	-- ⁹	--	--	See §3.7(C)
VMU, Village Mixed-Use	9,000 s.f.	60 ft.	15 ft.	7.5 ft.	15 ft.	35 ft.	2½	50%	See §3.7(A) & (D)
LC, Local Commercial	21,780 s.f.	100 ft.	35 ft.	20 ft.	25 ft.	35 ft.	2	30%	--
GC, General Commercial	2 acres	150 ft.	35 ft.	30 ft.	30 ft.	35 ft.	2	30%	--
O, Office	21,780 s.f.	100 ft.	35 ft.	20 ft.	25 ft.	45 ft.	3	30%	--
LI, Limited Industrial	1 acre	200 ft.	50 ft.	25 ft.	50 ft.	40 ft.	2	40%	--
GI, General Industrial	2 acres	200 ft.	75 ft.	50 ft.	75 ft.	50 ft.	2	50%	--
PUD, Planned Unit Development	--	--	--	--	--	--	--	--	See Article 12

¹ Net Lot Area, as defined in Section 2.2, shall be used to determine compliance with Minimum Lot Area requirements.

² Lot width shall be measured at the Minimum Front Yard Setback line to determine compliance with Minimum Lot Width requirements.

³ See Section 3.7(E) for permitted yard encroachments.

⁴ Building Height shall be measured in accordance with the definition for Building Height provided in Section 2.2.

⁵ See Section 3.7(F) for exemptions from Maximum Building Height standards.

⁶ Lot coverage shall be measured as the percentage of Net Lot Area covered by Building Area, as defined in Section 2.2.

⁷ Minimum Front Yard Setback shall be measured from the Front Lot Line, as defined in Section 2.2.

⁸ Corner lots shall maintain the Minimum Front Yard Setback from all lot lines fronting on a public or private road.

⁹ Detached accessory buildings (clubhouses, maintenance buildings, etc.) in the MR and MHC districts shall not exceed 25 feet in height.

ARTICLE 5

GENERAL PROVISIONS

- 5.1 Continued Conformance with Regulations.** The maintenance of yards, open spaces, lot areas, height and bulk limitations, fences, walls, clear vision areas, parking and loading spaces, and all other requirements for a building or use specified within this Ordinance shall be a continuing obligation of the owner of such building or property on which such building or use is located.
- 5.2 Unlawful Buildings, Structures, Site Designs and Uses.** A building, structure or use which was not lawfully existing at the time of adoption of this ordinance shall not be made lawful solely by the adoption of this Ordinance. In case any building, or part thereof, is used, erected, occupied or altered contrary to the provisions of this Ordinance, such building or use shall be deemed an unlawful nuisance and may be required to be vacated, torn down or abated by any legal means, and shall not be used or occupied until it has been made to conform to the provisions of this Ordinance. Public expenditures toward abating any such nuisance shall become a lien upon the land.
- 5.3 One Lot, One Building.** In all single-family residential districts, only one (1) principal building shall be placed on a single lot of record.
- 5.4 Required Street Frontage.** Any parcel of land which is to be occupied by a use or building, other than an accessory use or building, shall have frontage on and direct access to a public or private road which meets one of the following conditions.
- A. A public road which has been accepted for maintenance by the Washtenaw County Road Commission; or
 - B. A permanent and unobstructed private road built in accordance with the provisions of Article 10.
- 5.5 Visibility at Intersections.** On any corner lot in any district having front and side yards, no fence, wall, screen, hedge, sign, or other structure or planting shall obstruct the visibility of street vehicular traffic between the heights of three (3) feet and ten (10) feet in an area measuring twenty-five (25) feet from the point of intersection of the street right-of-way lines and the tangent connecting the twenty-five (25) foot extremities of the intersecting right-of-way lines.
- 5.6 Accessory Buildings and Structures.**
- A. Use of Accessory Buildings and Structures. Attached and detached accessory buildings and structures associated with residential dwellings shall only be used for the storage of personal property and for the conduct

of a permitted home occupation, as defined in Article 2. Such buildings and structures shall not be used as dwelling units or for the conduct of any other business, profession, trade or occupation, or as storage that is offered for rent.

- B. Timing of Construction. No accessory building or structure shall be constructed or established on a parcel unless there is a principal building, structure or use being constructed or already established on the same parcel of land, unless otherwise approved by the Zoning Board of Appeals. The Zoning Board of Appeals shall require that a cash performance guarantee be posted to insure completion of the main building, as a condition of approval for prior construction of an accessory building.
- C. Attached Accessory Buildings and Structures. Accessory buildings or structures which are attached to the principal building (such as an attached garage, breezeway, deck, or workshop) shall be considered a part of the principal building for the purposes of determining conformance with setback, height, and lot coverage requirements.
- D. Detached Accessory Buildings and Structures
1. Setbacks. Detached accessory buildings and structures shall comply with the setback requirements of Section 3.6.
 2. Distance Between Buildings. Detached accessory buildings shall be located at least ten (10) feet from any building on the site.
 3. Height. Accessory buildings and structures in the VR, SR-1, SR-2 and SR-3 zoning districts shall not exceed 15 feet in height. Accessory buildings and structures in all other zones shall comply with the maximum building height requirement for the district in which they are located, as established under Section 3.6. Accessory buildings and structures associated with a legally-existing farm operation protected under the Right to Farm Act shall be exempt from the height restrictions of this Section.
 4. Lot Coverage. Accessory buildings and structures shall be included in computations to determine compliance with maximum lot coverage standards established under Section 3.6.
- E. Location in Proximity to Easements or Rights-of-Way. Accessory buildings and structures shall not be located within a dedicated easement or right-of-way.
- F. Area in Relation to Principal Building. The total floor area of all attached and detached accessory buildings in VR, SR-1, SR-2 and SR-3 zoning

districts shall not exceed the total floor area of the main dwelling on the same lot.

- G. Appearance. No attached or detached residential accessory building shall have exposed or uncovered tarpaper, plywood sheathing, unpainted cement block walls or similar materials. All exposed walls shall have a finished appearance by the application of face brick, wood, aluminum or composition siding, or similar materials approved by the Zoning Administrator.
- H. Non-Residential Features. In order to maintain the residential character of attached and detached accessory buildings located in the VR, SR-1, SR-2 and SR-3 zoning districts, overhead or similar doors greater than nine (9) feet in height, and similar non-residential equipment and features, shall not be permitted on the side of the accessory building facing the front lot line.
- I. Swimming Pools. Private swimming pools shall be considered as accessory structures and are subject to the following:
1. Private swimming pools shall not be permitted in the front yard.
 2. All design and construction standards contained in the Michigan Residential Code related to private swimming pools shall be adhered to.

5.7 Landscaping and Screening.

A. Intent and Scope of Requirements

1. Intent. Landscaping enhances the visual image of Augusta Charter Township, preserves natural features, improves property values, and alleviates the impact of noise, traffic, and visual distraction associated with certain uses. Screening is important to protect less intensive uses from the noise, light, traffic, litter and other impacts of more intensive, nonresidential uses. These provisions are intended to set minimum standards for the design and use of landscaping, greenbelts, and screening, and for the protection and enhancement of the Township's environment. More specifically, the intent of these provisions is to:
 - a. Improve the appearance of off-street parking areas, vehicular use areas, and property abutting public rights-of-way,
 - b. Protect and preserve the appearance, character, and value of the neighborhoods that abut non-residential areas,

landscape plan demonstrating compliance with that Section. The required landscape plan shall include the following:

1. Location of all proposed plant material.
2. Schedule of all proposed plant materials, indicating the botanical and common name, number, size, and root type, as well as which landscaping or tree replacement requirement, if any, the plant material is intended to satisfy.
3. Calculations used for determining required number of trees and shrubs.
4. Proposed groundcover in all unpaved areas of the site.
5. Location of all landmark trees existing on site.
6. Proposed topographical contour lines.
7. Berm cross-sections, if proposed.
8. Planting details.
9. Method of irrigation.
10. Details of any proposed structures, such as retaining walls, gazebos, arbors, fences, etc.

5.8 Walls and Fences.

- A. **General Requirements.** It shall be unlawful for any person, firm, or corporation to construct, or cause to be constructed, any fence on any property, lot, parcel, tract or yard within Augusta Charter Township, including land zoned or used for single-family residential purposes, except in accordance with these regulations. Violation of this Section shall be subject to the penalties set forth in Section 13.10 of this Ordinance.
- B. **Location of Fences and Walls.**
 1. All fences and walls shall be located entirely on the property, lot, parcel or tract of the owner of the fence. Adjoining property owners may jointly install a fence on the common property line.
 2. No fence or wall shall be located within a public road right-of-way or private road easement.
 3. No fence or wall shall be located within a public easement in which public utilities are located or are proposed to be located without first receiving the approval of the public utility responsible.

4. No fence or wall shall be established or maintained on any property, lot, parcel or tract that will cause a traffic hazard by obstructing the view of drivers. All fences and walls shall be installed in accordance with the requirements for intersection visibility under Section 5.5.
5. When one side of a fence or wall has a more finished appearance than another, such fence shall be installed with the finished side facing outward, toward adjacent roads and properties.

C. Height Regulations.

1. Fences and walls located on property zoned or used for residential purposes shall comply with the following regulations:
 - a. Except as provided under items i. and ii., below, fences and walls located within a required front yard setback adjoining a public or private road shall be ornamental in nature and shall not exceed four (4) feet in height. A fence or wall shall be considered "ornamental" if it is composed of wrought iron-style pickets, wood pickets, wood split rails and posts, brick, stone, or similar materials.
 - i. Walls or fences that are associated with a decorative entrance feature to a residential condominium, site condominium or subdivision development having multiple lots or units may measure up to six (6) feet in height within a required front yard setback.
 - ii. Woven wire farm fences not exceeding five (5) feet in height that are used to enclose horses or other livestock shall be permitted within the required front yard setback of lots having at least three (3) acres of area.
 - b. Fences and walls located within any required side setback not adjoining a street or in any required rear setback shall not exceed six (6) feet in height.
 - c. A zoning compliance permit shall be required to erect fences in excess of six (6) feet in height on residential property. Such fences shall only be permitted outside of required setback areas.
2. Fences and walls on property zoned or used for commercial or office purposes shall not exceed six (6) feet in height, except as required elsewhere in this Ordinance or waived by the Planning

Commission. Fences in a required front setback shall not be permitted except where required by the Planning Commission.

3. Fences and walls on any industrial property, lot, parcel or tract shall not exceed eight (8) feet in height.
4. Fences erected in conjunction with a farm operation (as defined by the Right to Farm Act, P.A. 93 of 1981) shall be exempt from the regulations of this subsection.
5. In determining the height of a fence or wall, the maximum height at any point shall be measured from the average grade within two (2) feet of that point, measured perpendicularly from the fence. The deposition of fill or other land-contouring activities shall not be undertaken merely to circumvent the fence height limitations contained in this Section.

D. Safety.

1. No spikes, nails, barbed wire, or other pointed objects or sharp protrusions shall be placed on, attached to, or permitted to remain on, any fence or wall below the height of 10 feet, except in the case of fences that enclose farmland, in which case barbed wire may be permitted at any height of the fence.
2. Fences shall not contain any electric charge or current, except fences that enclose land used for agricultural purposes, in which case electrically charged fence wires shall be permitted, provided such wires shall be attached to the inside face of the fence posts. All electrically charged fences shall be of a type and make approved by Underwriters Laboratories.
3. Fences and walls may be constructed of woven wire, metal, wood, plastic, or masonry. Masonry walls shall require a foundation equal to the depth of the frost line, or forty-two (42) inches.

E. Retaining Walls.

1. A retaining wall shall be regulated as a fence if the wall projects more than eighteen (18) inches above the grade of the ground being retained.
2. No retaining wall shall be built within the public road right-of-way without prior approval of the Washtenaw County Road Commission.

3. Any retaining wall that retains greater than thirty-six (36) inches of earth shall maintain a ten (10) foot setback from side and rear lot lines, unless the following can be demonstrated:
 - a. The proposed retaining wall is the only option available to reasonably manage changes in grade on the subject site.
 - b. The proposed retaining wall will not adversely impact the flow of stormwater within, from or onto the subject site.
 4. A zoning compliance permit shall be required to install or construct a retaining wall that retains greater than thirty-six (36) inches of earth.
 5. Retaining walls that retain greater than thirty-six (36) inches of earth shall be designed by an engineer licensed in the State of Michigan.
- F. **Maintenance.** Fences and walls (and associated gates) shall be maintained so as not to endanger life or property. Any fence or wall which, through lack of repair, type of construction, or otherwise endangers life or property, is hereby deemed a nuisance. If an unsafe condition exists in regard to a fence or wall, the Zoning Administrator or other authorized person shall serve written notice to the owner, agent, or person in control of the property on which such fence is located. The notice shall describe the unsafe conditions, shall specify the repairs or modifications required to make the fence or wall safe, or shall require an unsafe fence or wall (or portion thereof) to be removed. The notice shall provide a time limit for such repairs, modifications, or removal to be made.
- G. **Exemptions.** Fences and walls enclosing land used for agricultural purposes shall be exempt from the regulations and requirements of this Section. Likewise, fencing for municipal facilities shall also be exempt from the fencing regulations of this Section.
- H. **Dumpster Enclosures.** Trash receptacle or "dumpster" areas shall be screened on at least three (3) sides with a masonry wall of common brick, face brick, or decorative block, of the same material as the principal building, and at least equal to the height of the trash receptacle, with a completely obscuring gate on the fourth side. In locating trash receptacle facilities, primary consideration shall be given to access for service, minimizing on-site traffic congestion, and minimizing visibility or other negative effects on those utilizing the site or adjoining properties. The Planning Commission may modify or waive the required screening when they determine that no significant negative effects will result from the waiver of such screening.

- 5.9 Unsafe Buildings.** Nothing within this Ordinance shall be construed to prevent compliance with an order by the appropriate authority to correct, improve, strengthen, or restore to a safe or healthy condition, any part of a building or premises declared unsafe or unhealthy.
- 5.10 Structural Damage.** Any structure or building which may be in whole or in part destroyed by fire, windstorm, or other such cause, if rebuilt, shall be rebuilt in accordance with this Ordinance and other pertinent codes and ordinances or shall be restored to a safe and healthy condition with all debris removed from the site within one-hundred and eighty (180) days from the occurrence of such damage.
- 5.11 Buildings to be Moved or Demolished.**
- A. No building permit shall be granted for the moving or demolishing of buildings or structures from without or within the limits of the Township to be placed on property within said limits unless the Building Official shall have made an inspection of the building to be moved and has found that it is structurally safe, will not adversely affect the character of existing buildings in the neighborhood of the new location and will fully comply with the Building Code and other codes regulating the health, safety, and general welfare of the Township. A performance guarantee as established by the Township Board of sufficient amount to ensure cost of completing building for occupancy within a period of not less than six (6) months from date of permit shall be furnished before permit is issued.
 - B. Any building moved within a district and placed upon a foundation or any building moved into a district from without shall be considered a new building and be subject to all the limitations and requirements herein set forth relating to uses, construction, permits, and certificates.
 - C. The Building Official shall approve in writing the route to be used to move the building(s).
 - D. All debris from any demolished building or structure shall be properly disposed of. The foundation materials shall be removed and disposed of, and backfilled with clean earth materials devoid of all debris, large stones and organic materials. The site shall be graded to a smooth, even surface and seeded to grass.
- 5.12 Dwellings in Non-Residential Districts.** No dwelling shall be erected in a non-residential zoning district. However, the sleeping quarters of a watchman or caretaker may be permitted by the Planning Commission as a special approval use.
- 5.13 Temporary Dwellings.** No cabin, trailer, motor home, mobile home, or other temporary structure, whether of a fixed or movable nature, may be erected, moved, or used for dwelling purposes, except as permitted under Section 7.4(B).