

CHARTER TOWNSHIP OF CHESTERFIELD – BUILDING DEPARTMENT

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APPLICATION FOR BUILDING PERMIT, ZONING COMPLIANCE PERMIT AND PLAN EXAMINATION

Authority: P.A. 230 of 1972, as amended Completion: Mandatory to obtain permit Penalty: Permit will not be issued	<h3 style="margin: 0;">Permit #</h3>
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In order to avoid delay all forms must be completely filled out and plans must contain required information.

NOTE: Separate applications must be filled out for electrical, mechanical and plumbing permits.

PROJECT INFORMATION

Job Address	Lot Number	Subdivision
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PROJECT DESCRIPTION/TYPE OF IMPROVEMENT

Detailed Description of Project <hr/> <hr/>	Estimated Cost of Construction \$
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DIMENSIONS AND DATA

Square Footage - TOTAL _____	Fees: (for office use only) <hr/> <hr/> <hr/> <hr/>	<div style="border: 1px solid black; padding: 10px; width: 80%; margin: auto;"> <h3 style="margin: 0;">Total Fee:</h3> </div>
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APPLICANT INFORMATION - - Any address/email/phone # changes, please check here

Homeowner/license holder(print)		Address, City, State, Zip	
Email		Cell phone # & provider for text message correspondence	
Driver License Number	Date of Birth	Builder License (if applicable)	Exp date
Company Name (if applicable)		Company phone # (if applicable)	

AFFIDAVITS

I hereby certify the building work described on this permit application shall be installed by myself in my own home in which I am living or about to occupy. All work shall be installed in accordance with the Building Code and shall not be enclosed, covered, used, or put into operation until it has been inspected and approved by the Building Inspector. I will cooperate with the Building Inspector and resume responsibility to arrange for necessary inspections.

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/her authorized agent, and we agree to conform to all applicable laws of the Charter Township of Chesterfield and 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 1972, 1972 PA 230, MCL 125.1523A, 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 residential structure. Violators of section 23a are subject to civil fines.

BOND HOLDER INFORMATION

Bond Holder (this is who the bond check will be refunded to) if no name is given – bond will be returned to the permit holder

Address, city, state, zip

SIGNATURE

Signature of Applicant - Must be signed by Homeowner or license holder (Homeowner Signature indicates compliance with Homeowner Affidavit)	Date
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Ordinance Requirements for Accessory Buildings and Detached Garages

Fees: **Shed** - \$200.00 (\$100.00 fee + \$100.00 bond) - 200 square foot and under

Accessory Structure whether attached or detached-

Plan review and administrative base fee - \$105.00 + \$50.00 grade fee
plus \$.05 per square foot over 250 square foot

1. **When making applications please provide the following:**
 - a. **Two sets of construction plans. (If shed is a kit, please include the brochure, any shed over 4' x 6' (24 sq. ft.) requires a permit and a rat wall)**
 - b. **Two site plans indicating size, shape, and distance from property lines, easements and structures.**
 - c. **Homeowner - need copy of driver license.**
 - d. **Builder- will need a copy of builder & driver license.**

2. Accessory buildings structurally attached to the main building shall conform to all regulations of the Ordinance applicable to the main structure.

3. Accessory Buildings 200 square foot or less shall conform to the following (as a zoning permit)
Accessory Buildings over 200 square foot shall conform to the following (as a building permit)
 - A. A detached accessory building incidental to the main dwelling shall be located in the rear yard.
 - B. Accessory structures shall not exceed **14' feet in total height** above grade.
 - C. Structures shall not occupy 25% of the required rear yard or 40% of any non-required rear yard.
 - D. Structures shall maintain **7' feet from rear property line 3' feet from any side property line and 6' feet from the main structure.** NOTE: Corner lots have two front yard setback requirements check zoning regulations.
 - E. No accessory structure shall be constructed on or over any recorded easement.
 - F. **All accessory structures shall have a 4" concrete slab over 4" of compacted sand and shall have a 4" x 24" rat wall measured from existing grade for detached structures, or 12" x 42" foundation if attached or over 600 square foot.**
 - G. A zoning permit and bond is required along with an electrical permit if electric is installed.
 - H. No accessory structures shall be constructed prior to the main structure.
 - I. Structures shall not be out of scale with the neighborhood or proposed use.
 - J. An accessory building in any district shall not involve business, profession, trade or occupation and requires that a signed affidavit be on file with the application.

*******NO STRUCTURES SHALL BE PERMITTED ON ANY EASEMENT*******

**CHARTER TOWNSHIP OF CHESTERFIELD
MACOMB COUNTY, MICHIGAN
AMENDMENT OF CHARTER TOWNSHIP OF CHESTERFIELD
CODE OF ORDINANCES - ZONING**

TITLE

AN ORDINANCE amending the Charter Township of Chesterfield Code of Ordinances, Chapter 76 (Zoning), Article VII (Site Plan Review Requirements and Procedures) to allow for administrative committee review of minor changes to buildings and site plans, and Article IX (Agricultural and Residential Districts) to provide for the regulation of accessory structures and to repeal any and all ordinances and/or resolutions in conflict therewith.

**THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF CHESTERFIELD, MACOMB
COUNTY, MICHIGAN, ORDAINS:**

SECTION 1. AMENDMENT

1.1 Chapter 76 (Zoning), Article VII (Site Plan Review Requirements and Procedures) of the Chesterfield Township Code of Ordinances is hereby amended to include the following Section 76-253(a)(6): The Township Supervisor may delegate authority to a committee comprised of at least three (3) of the following department representatives, depending on the nature of the project: The Supervisor's office, Building Department, Engineering Department, Planning Department, DPW, Fire Department and Planning commission Chairperson. The Planning Commission Chairperson shall be a mandatory member of the committee. The committee may waive the site plan submission requirements and approve a proposal when the proposed building or site change is minimal. A majority shall be required to receive administrative approval.

1.2 Chapter 76 (Zoning), Article IX (Agricultural and Residential Districts), Section 76-331(a) of the Chesterfield Township Code of Ordinances is hereby repealed in its entirety and the following substituted therefore:

(a) Accessory structures except as otherwise permitted in this Ordinance shall be subject to the following regulations:

- (1) Where the accessory structure is structurally attached to a main building, it shall be subject to and must conform to all regulations of the Ordinance applicable to the main building, except as specifically cited herein.
- (2) Accessory structures shall be consistent with the character and materials of the principal structure.
- (3) Pole barns shall only be permitted on residential parcels of one acre or more.

(b) Location Requirements

- (1) Detached accessory structures shall not be located in any required yard except for the rear yard, unless specifically cited herein.
- (2) A detached accessory structure shall not be located closer than six (6) feet to any main building.
- (3) Accessory structures on parcels up to one acre shall not be located closer than three (3) feet to any side lot line, or seven (7) feet to any rear lot line.
- (4) On parcels over one (1) acre, all accessory structures shall be a minimum ten (10) feet from any side or rear lot line.
- (5) Accessory structures greater than sixteen (16) feet in height shall be a minimum 20 feet from any side or rear lot line.
- (6) In no instance shall an accessory structure be located within a utility easement or any dedicated easement right-of-way.

(c) Accessory structures on corner lots shall maintain the specified front setback from both streets, as required for main buildings in the same zoning district.

(d) In AG, R1-A, R1-B, and R1-C Districts, the following regulations shall apply:

PARCEL SIZE	NUMBER OF STRUCTURES PERMITTED	TOTAL ALLOWABLE AREA OF ACCESSORY BUILDINGS ^{1, 2, 4}	MAXIMUM HEIGHT OF DETACHED ACCESSORY BUILDINGS ³
20,000 sq. ft. or less	1 garage	920 sq. ft. garage maximum	Same as principal structure.
	1 accessory building	200 sq. ft. other than garage	Fourteen (14) feet.
20,001 sq. ft. to 1 acre	1 attached garage	920 sq. ft. garage	Same as principal structure
	1 accessory building	1,200 sq. ft. accessory structure	Fourteen (14) feet.
1.01 — 2.0 acres	1 attached garage	920 sq. ft. garage	Same as principal structure.
	2 accessory buildings	1,400 sq. ft. accessory structures	Sixteen (16) feet.
2.01 — 3.0 acres	1 attached garage	920 sq. ft. garage	Same as principal structure.
	2 accessory buildings	1,800 sq. ft. accessory structures.	Sixteen (16) feet.
3.01 — 4.99 acres	1 attached garage	920 sq. ft. garage	Same as principal structure.
	2 accessory buildings	2,400 sq. ft. accessory structures	Sixteen (16) feet.
5.00 acres or greater	1 attached garage	920 sq. ft. garage	Same as principal structure.
	2 accessory buildings	3,000 sq. ft. accessory structures	Twenty-two (22) feet.

- (1) Excess floor area for existing garages that exceed nine hundred twenty (920) square feet shall be included in the calculations used to determine maximum allowable size of accessory buildings.
 - (2) Existing accessory structures may limit future lot splits if the accessory structures exceeds the maximum allowable area for accessory structures on the proposed lot. The Zoning Board of Appeals shall not grant variances for existing accessory buildings, which exceed the maximum allowable area in order to facilitate a proposed lot split.
 - (3) Maximum height is measured as the vertical distance to the highest point of the roof for flat roofs: to the deck line of mansard roofs; and to the average height between eaves and the ridge for gable, hip and gambrel roofs, measured from the curb level if the building is not more than ten (10) feet from the front lot line or from the grade in all other cases. (See appendix for Building Heights and Structural Terms.)
 - (4) Second story floor area shall not count toward the allowable square footage of the structure.
 - (5) No more than the equivalent of three standard single-car garage doors or openings designed to facilitate the entry and exit of three vehicles simultaneously shall be facing a road frontage on the same plane. A standard single-car garage door shall be nine feet in width by eight feet in height.
- (e) No accessory building shall occupy a lot or parcel unless and until a principal building occupies the site. Should the principal structure be removed or rendered unusable for a period exceeding two (2) years, the accessory structure shall be removed from the site. The accessory structure shall not be utilized during the

period the principal structure is removed or unusable. A principal structure shall be determined unusable if a certificate of occupancy is not secured for the building.

- (f) Vehicles and Containers Shall be prohibited for use as Accessory Buildings.
- (g) Over-the-road truck trailers, shipping containers, other enclosed trailers, and similar vehicles and containers shall not be permitted to be used as accessory buildings/structures in any zoning district.
- (h) Accessory buildings shall be incidental to the principal permitted use and shall not involve any business, profession, trade or occupation, unless specifically approved by the Planning Commission.
- (i) Accessory buildings shall be compatible with the character and materials of the principal building. All exposed walls shall have a finished appearance by the application of face brick, decorative block, wood, aluminum, vinyl or composition siding, and shall have a proper foundation and/or rat-wall as required by the Building Department.
- (j) Accessory buildings with under twenty-four (24) square feet of floor area and with a height no greater than ten (10) feet shall not be regulated by the Township. Any such structure shall meet the location requirements of 76-331.(b).
- (k) With respect to this section, accessory buildings for those premises abutting Anchor Bay and the Salt River south of Callen's Road shall not be located in the front yard (waterfront).
- (l) One accessory structure per parcel may be permitted one over-hang, awning, lean-to, or similar structure, in the same character as the attached structure, which does not extend beyond 12 feet from attached to structure, nor exceed 25% of the allowable floor area of the attached to structure.
- (m) Each parcel may be permitted one gazebo or similar structure (as determined by the Building Official) not to exceed 200 square feet or 12 feet in height. This shall not count towards the total allowable area of accessory buildings.
- (n) Accessory buildings in the mobile home park district shall be limited and regulated as provided in section 76-334. Multiple-family residential accessory buildings are regulated as provided in section 76-335.