

Permit #

Forsyth Township Assessing/Zoning Office
PO Box 1360
Gwinn, MI 49841

Telephone: (906) 346-6246

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Physical address: 44 N Johnson Lk Rd

FORSYTH TOWNSHIP ZONING COMPLIANCE PERMIT APPLICATION

PARCEL #52-05

SITE ADDRESS _____

52-05-NUMBER _____

FO NUMBER _____

ZONING DISTRICT _____

PARCEL SIZE _____

Legal Description: SEC _____, T _____ N, R _____ W _____

DATE _____ PHONE# _____

APPLICANT _____

MAILING ADDRESS _____

CITY _____ STATE _____ ZIP _____

Applicant's Interest in Property

(Owner, Leasee, Renter, Contractor, etc.)

CURRENT USE _____ conforming _____ nonconforming

PROPOSED USE _____ conforming _____ nonconforming

All existing structures on parcel _____

Proposed use and structure _____

___ Misc. Struct., Deck, Fence, Sign \$25

___ Demolition \$0

___ LVL I Animal Keeping/Structure \$25

VIOLATIONS(includes permit)

___ Single Family Dwelling, Duplex \$50

___ Misc. Struct. Decks, Fence, Sign, Animal \$50

___ Multi-family Residential 3+ \$70

___ Residential-house, barn, garage \$200

___ Commercial \$70

___ Commercial buildings \$300

NOTE: YOU WILL NEED THE FOLLOWING FOR ZONING COMPLIANCE

➤ **SITE PLAN DRAWN TO SCALE** (please submit County Building Permit for zoning signature also)

READ: THE UNDERSIGNED ACKNOWLEDGES THAT THE ABOVE INFORMATION IS TRUE TO THE BEST OF (HIS, HER, THEIR) BELIEF AND HAS BEEN FURNISHED INFORMATION CONCERNING COMPLIANCE WITH APPLICABLE ORDINANCE REQUIREMENTS. THE APPLICANT ALSO GRANTS PERMISSION TO THE ZONING STAFF AND MEMBERS OF THE BODY HEARING THEIR REQUEST, TO ACCESS TO THE SUBJECT PROPERTY.

OWNER OR AGENT

ZONING ADMIN./ OR AGENT approval

PD _____

RECEIPT # _____

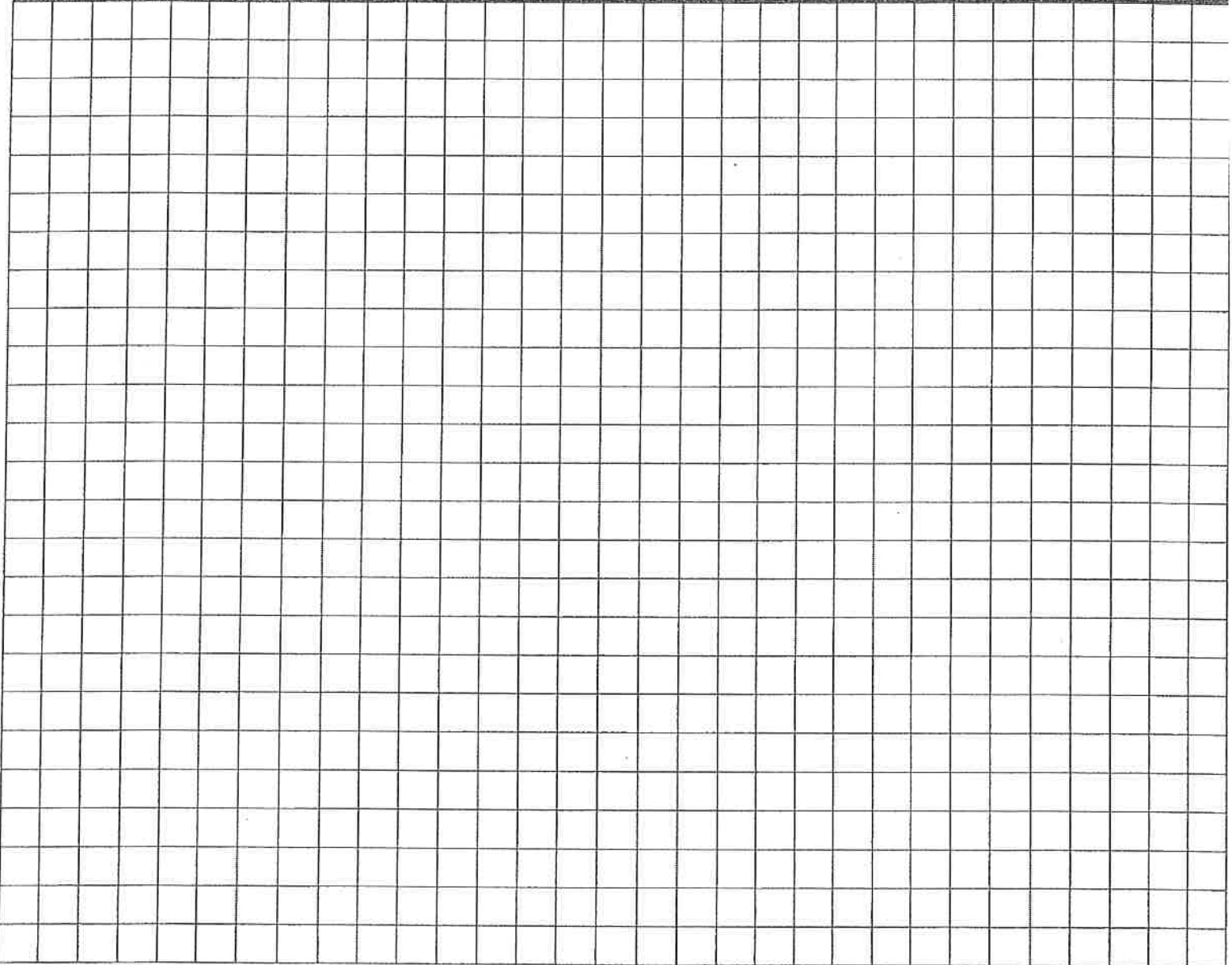
OFFICE USE ONLY

APPROVAL _____

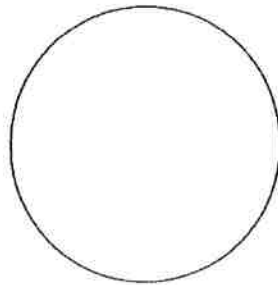
ISSUED _____

Rev. Date 3/17

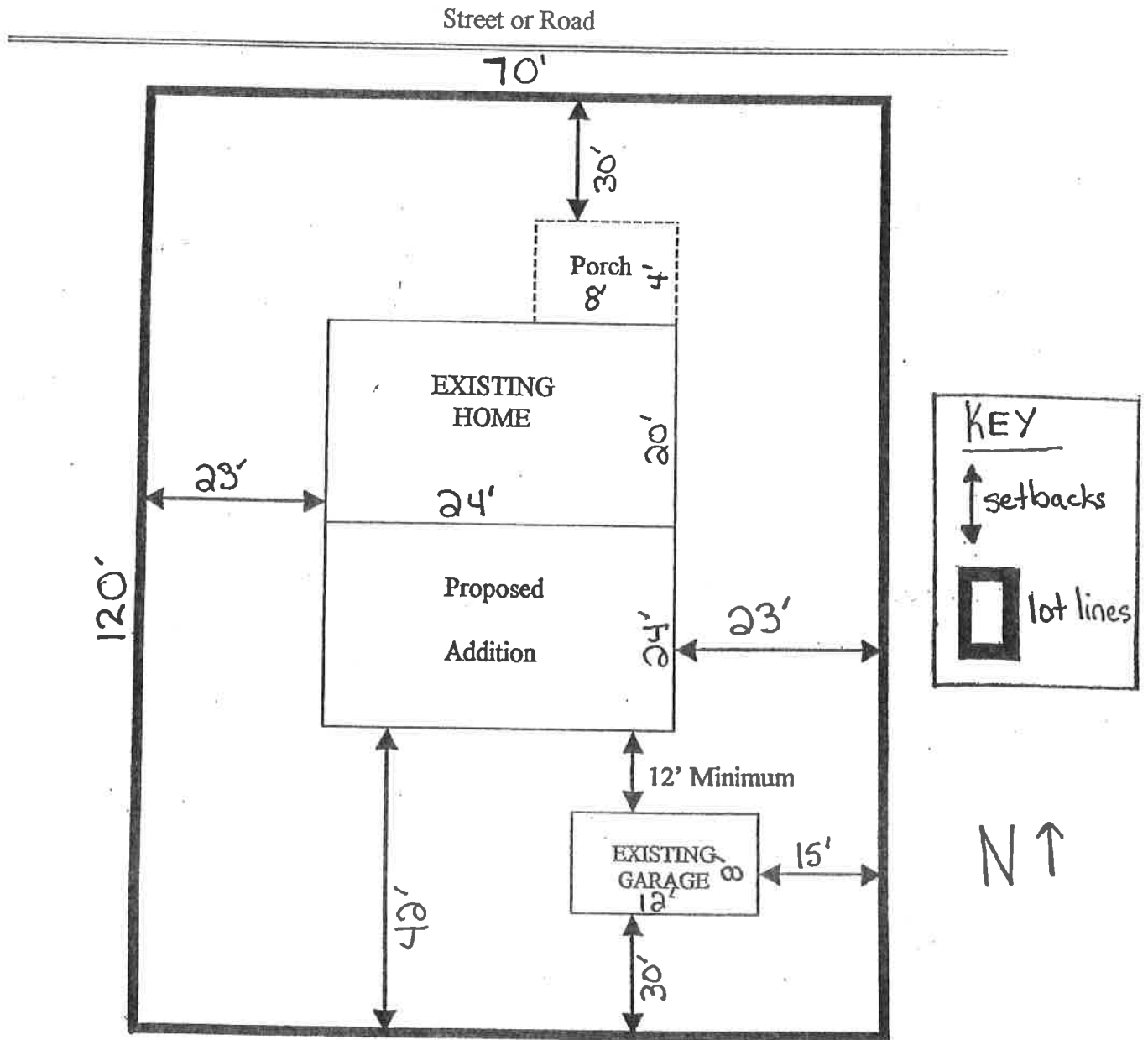
IX. SITE OR PLOT PLAN – FOR APPLICANT USE: INDICATE LOT LINES, BUILDING LOCATIONS AND SIZES AND ALL DIMENSIONS AND DISTANCES.



INDICATE DIRECTION OF NORTH WITHIN THE CIRCLE:



SAMPLE SITE PLAN FOR RESIDENTIAL USE



Notes:

1. Accessory buildings and private garages shall not exceed 18 feet in height. (in some zoning districts)
2. Definitions:
 - a. **Setback¹** - The required distance between every structure and any lot line on the lot on which it is located, except where a front lot line is not defined by any conveyance or recorded plat, in which case it means the required distance between every structure and the nearest land actually used for purposes of a roadway.
 - b. **Height²** - The vertical distance from the highest point of structure, excepting any chimney or antenna on a building, to the average ground level of the grade where the walls or other structural elements intersect the ground.

¹ Forsyth Township Zoning Ordinance, page III-22

² Forsyth Township Zoning Ordinance, page III-14

SCHEDULE OF REGULATIONS

ZONING MINIMUM LOT SIZE		MAXIMUM NO. OF ROOMS MULTIPLE FAMILY	MINIMUM LOT WIDTH (feet)	MINIMUM SETBACKS (feet)					
DISTRICT	SINGLE (square feet)			DUPLEX	main structure			storage bldgs & accessory structures (K)	
				FRONT*	SIDE	REAR	FRONT*	SIDE	REAR
R-1	10,000		80	25	10	25	25 (L)	6 (H)	10
R-2	10,000 (A)		100	25	10	25	25 (L)	6 (H)	10
	20,000 (B)		100	25	10	25	25 (L)	6 (H)	10
	30,000 (C)		125	25	10	25	25 (L)	6 (H)	10
	40,000 (D)		150	25	40	35	25 (L)	6 (H)	10
R-3 (G)	12,000 (A,G)	(G-a, d)	100	25	10	25	25 (L)	6 (H)	10
	35,000 (B,C)	(G-b, d)	125	25	10	25	25 (L)	6 (H)	10
	50,000 (D)	(G-c, d)	150	25	20	35	25 (L)	6 (H)	15
MH-1	10,000		80	25	10	20	25 (L)	6 (H)	10
MH-2 (E)	10 ACRES		NONE	30	30	30	25 (L)	30 (H)	30
MH-2 (F)	4,000		40	10	10	10	25 (L)	10 (H)	10
RR-1	40,000		150	25	20	35	25	20 (H)	35
RR-2	5 ACRES		300	25	20	35	25	20	35
LR	1 ACRE		150	35	20	30	25	12 (H)	30
SD	1 ACRE		150	25	20	30	35	6 (H)	30
C-1 (F)	NONE		NONE	30	5 (L,J)	20 (J)	30	5	20
C-2	NONE		NONE	40	5 (L,J)	20 (J)	40	5	20
PA	N.A.		N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
RRP	10 ACRES		400	30	30	30	30	30	30
OS	N.A.		N.A.	30	30	30	30	30	30
I-1 (F)	NONE		NONE	40	5 (J)	20	40	5	30
I-2 (F)	NONE		NONE	40	5 (J)	20	40	5	30

*Where a property abuts a water body and a road, the front setback shall be measured from the lot line that abuts the water body. The lot line that abuts the road shall serve as the line from which either the side or rear setback is measured, as appropriate.

(over - Footnotes)

NOTES TO SCHEDULE OF REGULATIONS

A. With public water and sewage systems.

B. With public sewage systems.

C. With public water systems.

D. With neither public water nor sewage systems.

E. Standard only applies to lots or manufactured homes not within manufactured housing communities. Manufactured housing and manufactured housing communities (see definition) are subject to the requirements as established and regulated by Act 419 of the Public Acts of 1976, as amended.

F. Access to Commercial or Industrial lots with frontage on roadways with speed limits forty-five (45) miles per hour, or higher, are subject to the following regulations:

1. Accelerations and deceleration lanes will be provided at all points of entry and exit to the lots, as required by Marquette County Road Commission.
2. There will not be more than one entry/exit per six hundred (600) feet of road frontage.
3. Access to Commercial/Industrial developments will be only from Michigan Department of Transportation designated Class "A" roads.

G. In the R-3 district only:

For the purpose of computing the maximum number of rooms per lot the following room assignments shall control:

Efficiency	1 room
One bedroom	2 rooms
Two bedroom	2 rooms
Three or more bedrooms	4 rooms

Plans presented showing 1, 2, or 3 bedroom units and including a "den," library," or other extra room shall count such extra rooms as bedrooms for the purpose of computing density. The area used for computing density shall be the total site area exclusive

of any dedicated public right-of-way of either interior or bounding roads.

In the R-3 district, the total number of rooms (not including kitchen, dining and sanitary facilities) shall not be more than the area of the parcel, in square feet, divided by:

- a. One thousand five hundred (1,500)
- b. Two thousand five hundred (2,500)
- c. Four thousand one hundred fifty (4,150). All units shall have at least one (1) living room and one (1) bedroom, except that not more than ten (10) percent of the units may be of an efficiency apartment type.
- d. Where there is more than one principal structure (ex. Rental units, apartment bldgs.) a minimum of 20 feet shall be maintained between principal structures.

H. A storage or accessory building shall not exceed eighteen (18) feet in height as measured from the floor to the peak.

1. If the building meets the definitions and requirements of an accessory dwelling unit, the height limit is twenty-six (26) feet as measured from the floor to the peak.

I. The side yard requirements for the C-1 or C-2 district may be eliminated under the following conditions:

1. The side walls meet Marquette County building codes requirements for separation rating.
2. The zoning of the adjacent property is C-1 or C-2.

J. In C-1, C-2, I-1, I-2 districts abutting an inland lake, river, or stream a minimum setback from said water will be:

1. Seventy-five (75) feet for C-1 and C-2 districts.
2. One hundred (100) feet for I-1 and I-2 districts.

K. An accessory building, unless attached and structurally made a part of the principal building/structure, shall not be closer than ten (10) feet to any other building/structure on the lot or parcel (R-1, R-2, R-3, MH-1, MH-2, RR-1, RR-2, LR, SD, OS, & RRP).

1. Exemptions will be made for small storage structures under 6' feet high and 50 sq ft or less in size.

L. Accessory structures shall not be placed in the front yard setback area (closer to the front lot line than the principal structure).