

SITE OR PLOT PLAN – MUST BE FILLED IN BY APPLICANT – OR ATTACH COPY

All site plans shall show the location of the septic system and well or provide approval from the MMDHD (health dept.)

Site plan shall include all buildings on the property.

A large grid of graph paper, approximately 30 units wide by 40 units high, intended for drawing a site or plot plan. The grid is composed of small squares, with some faint, larger squares visible in the center.

ROAD (draw location of driveway)

Name of Road: _____

Distance in feet from edge of construction to property line:

FRONT from road R.O.W. _____

REAR _____

LEFT SIDE LINE _____

RIGHT SIDE _____

CHAPTER 12 DISTRICT REGULATIONS

SECTION 12.1. SCHEDULE OF REGULATIONS

Unless expressly specified otherwise elsewhere in this Ordinance, all lots, uses, structures and buildings shall conform to the following Schedule of Regulations and the accompanying footnotes shown on the following pages. No lot shall be created which does not meet the following applicable requirements.

SCHEDULE OF REGULATIONS*

DISTRICTS	AREA (a) (SQ. FT.)	WIDTH (FT.)	YARD SETBACKS (FT.) (b)				HEIGHT		COVERAGE (%)
			Front	One Side	Both Sides	Rear	Feet	Storie s	
R-1, Rural-Agricultural Residential	87,120	165	50	20	50	25	35	2 ½	20
R-2, Low Density Residential	54,450	165	30	15	35	25	35	2 ½	35
R-3, Medium Density Residential	43,560 (c, d, e)	100 (c, d, e)	20 (e)	6(e)	20(e)	25 (e)	35	2 ½	40
R-4, Manufactured Home Park	See Chapter 7								
C-1, General Commercial	15,000	80	70 (g)	(f)	none	25(f)	35	2	none
C-2, Highway Commercial	20,000	80	70 (g)	(f)	none	25(f)	25	2	none
I, Industrial	43,560	100	40 (g)	15(f)	30	40(f)	40	3	none

* Footnotes are an integral part of these District Regulations and should be read in conjunction with the above schedule.

SECTION 12.2. FOOTNOTES TO DISTRICT REGULATIONS

- (a) All dwellings shall contain a minimum floor area in accordance with the following:

Single family: 800 sq. ft., with at least 600 sq. ft. on the ground floor
 Two-family: 750 sq. ft., with at least 400 sq. ft. on the ground floor
 Multi-family:

1 bedroom	500 sq. ft.
2 bedroom	600 sq. ft.
3 bedroom	750 sq. ft.
4 bedroom	900 sq. ft.

- (b) Where a rear yard abuts the side yard of an adjacent lot, the side yard on the street side shall meet the minimum front yard setback requirements.

- (c) Lots served by public sanitary sewer may be reduced to a minimum area of 12,000 sq. ft. and a minimum width of 85 ft. for single family units and a minimum area of 20,000 sq. ft. with a minimum width of 100 ft. for two-family units.
- (d) All two-family dwellings shall have a minimum lot area of 54,450 sq. ft. without public sewer.
- (e) Multiple family dwellings shall have a minimum lot size of (1) acre and be served by public water and sanitary sewer facilities or by a private water and/or sanitary sewer system acceptable to a township authorized engineer and approved by the County Health Department or Michigan Department of Environmental Quality, as applicable. A maximum of four (4) dwelling units per net acre shall be permitted. Net acreage shall be the total site area, exclusive of any dedicated public right-of-way or private easement for either interior or abutting streets. No building shall exceed an overall length of one hundred eighty (180) ft. There shall be a minimum distance between ends of contiguous buildings equal to the height of the taller building or twenty-five (25) ft. whichever is greater. In no case shall the minimum required setback be less than the height of the building.
- (f) Where a side or rear yard abuts a Residential District, a buffer shall be provided in accordance with Sec. 2.16.
- (g) The first twenty (20) ft. of the required front yard shall not be used for parking or aisles and shall be landscaped.

NOTE: It is not necessary to pull a zoning permit from the Township unless you are building or doing exterior remodeling. For all other permits: electrical, plumbing, well, septic, driveway, etc. contact the proper department in Stanton.

Building, electrical, plumbing and mechanical permits – Montcalm County Building, 211 W. Main Street, Stanton, MI 48888, Phone 989-831-7394, Fax 989-831-7392.

Well and septic permits – Mid Michigan Health Department, 615 N. State Street, Stanton, MI 48888. Phone 989-831-5237, ext. 4.

Driveway permits – Montcalm County Road Commission, 619 W. Main, Stanton, MI 48888, Phone 989-831-5285

New addresses (house numbers) – Montcalm County Equalization Department, 211 W. Main, Phone 989-831-7322

Permits are available online – Montcalmcounty.org, county government, general government, building department or Google – Montcalm County Building Department or any of the other agencies.