

BUILDING PERMIT INFORMATION

Permits available at: 1075 Suncrest Dr
 Lapeer MI 48446
 M,W,Th 7:00 am – 4:00 pm
 Tue, Fri 7:00 am – 11:30 am

150 N Main Street
 Imlay City MI 48444
 Located in Imlay City Hall
 Wed **ONLY** 8:00 am to 12:00 pm

TO OBTAIN A BUILDING PERMIT YOU MAY NEED THE FOLLOWING:

- A. **Culvert Permit/Right-of-Way Permit** Lapeer Co Road Commission (810) 664-8323/St Clair Co Road Commission (810) 364-5720 or Local Municipality
- B. **Septic Permit/Sewer Tap Release** Lapeer Co Health Department (810) 667-0392/St Clair Co Health Department (810) 987-5300 or Local Municipality
- C. **Well Permit/Water Tap Release** Lapeer Co Health Department (810) 667-0392/St Clair Co Health Department (810) 987-5300 or Local Municipality
- D. **Zoning Permit** obtained from CCA or if in City of Imlay City (810) 724-2135, if in Capac Village (810) 395-4355
- E. **Site Survey or Mortgage Survey**
- F. **Soil Erosion Permit** (when applicable) Lapeer Co (810) 245-4753 or St Clair Co (810) 987-5306
- G. **Proof of Ownership:** Land Contract, Warranty Deed, or Tax Receipt
- H. **Address Permit** (obtained from CCA or governing municipality) **Address must be posted before inspection will be conducted.**
- I. **Stake-out Permit – Deerfield, Elba & Lapeer Townships ONLY,** (obtained from CCA)
- J. **Driveway Inspection Permit,** where applicable (obtained from CCA)

Construction Drawings: 2 complete sets. Drawings must include, but not limited to the following:

- A. Single Family Dwelling, Addition
 - 1. Floor plan all levels, *including basement and use of basement*
 - 2. Basement subsoil drainage layout
 - 3. Elevation all sides
 - 4. Wall cross section must include style, size, and thickness of all walls
 - 5. Wall ties, bolts or straps
 - 6. Foundation detail
 - 7. Footing detail; must include width, height and length of footings, plus amount of backfill
 - 8. Truss print for roof (all elevations) and floor, when applicable
 - 9. Engineering detail, if wood basement
 - 10. Fireplace section, if natural fireplace
 - 11. Energy calculations sufficient to ensure compliance with the State Energy Code.
- B. Accessory Building, Decks, Sheds, Garages
 - 1. Footing detail, must show hole and post diameter
 - 2. Joist sizing and spacing
 - 3. Carrier size
 - 4. Decking material
 - 5. Handrail spacing
 - 6. Step detail

Plot Plan drawn to scale or Approved Septic Site Plan from Health Department to include items below.

- A. Location & dimensions of all property lines regardless of acreage.
- B. Location of public streets, highways, private drives, driveways, easements, and/or sidewalks.
- C. Location, dimensions, and square footage of all existing and proposed buildings or other permanent structures; ponds, pools, decks, etc.
- D. Location & dimensions of all underground utilities; well, septic, storm or sanitary sewer, etc.
- E. Distances from lot lines to all existing and proposed building or structure.

GENERAL INFORMATION:

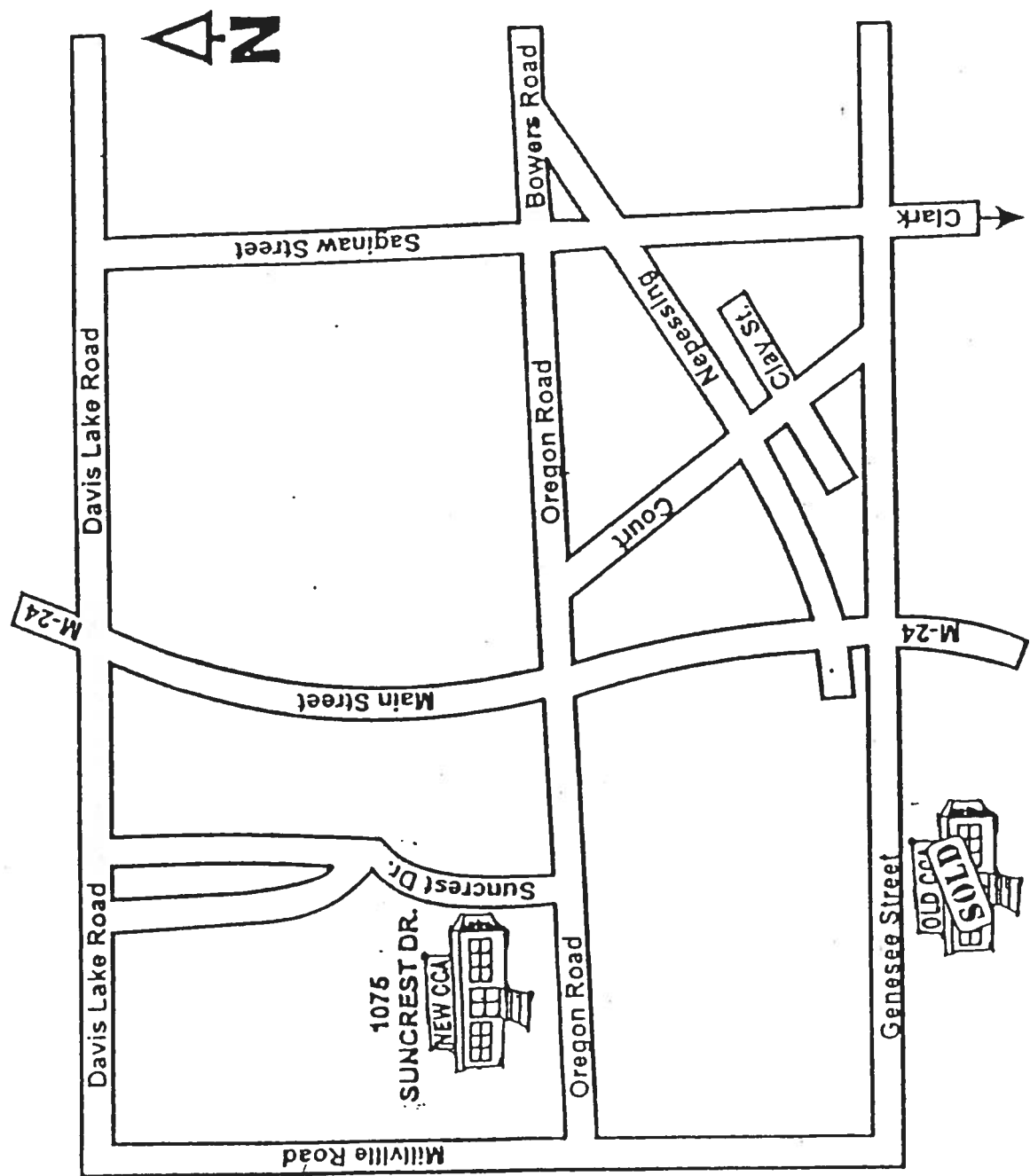
1. Single family dwellings shall comply with the following:
 - A. Minimum Size: As required by zoning district.
 - B. Foundation: At least 42 inches below grade and provide continuous perimeter support. Additional columns or beams necessary if required by building inspector. Dwelling to be anchored to a permanent foundation.
 - C. Exterior: Finish shall be of materials similar to dwelling units on adjacent or surrounding residential neighborhood.
 - D. Roof: Design and material shall be similar to dwelling units on adjacent or surrounding residential neighborhood. Earth sheltered dwelling may require zoning variance. Contact building official for specific information.
 - E. Storage: Square feet as required by zoning ordinance. Storage may be a basement, garage, or separate structure to be constructed at the same time as dwelling.
 - F. Construction: Must comply with Michigan Residential Building Code or mobile home provisions of the Michigan Construction Code.
 - G. Site Identification: The street number is to be posted within easy and unobstructed view from nearest public roadway. If street number is not available at the time the building permit is obtained, **it must be provided to CCA prior to receiving any inspections**. Contact Detroit Edison, 1100 Clark Rd, Lapeer, as early as possible for electrical service.
 - H. Smoke Detection: Wired smoke detectors required in each sleeping area, furnace area, and adjacent to sleeping area and/or each level.
 - I. Floor Drains: Two floor drains are required in the basement, one of which may be a sump crock. Sump drain must be attached to city **storm** sewer system if available.
2. Accessory Building:
 - A. Fire Rating: Unattached garage or pole structure within 12 feet of the dwelling or other structure requires fire rated wall closest to other structure. Within 6 feet from property line requires fire rated wall closest to property line.
3. Soil Erosion: Required if construction is within 500 feet of a lake, stream, natural waterway, county drain, county ditch, or if disturbing one acre or more of surface area.
4. DEQ : If construction is within a wetland, contact (517) 625-4668

NOTES:

1. It is your responsibility to be aware of any deed restrictions or subdivision regulations.
2. A *minimum* of 48 hours is required for review of construction plans and zoning information before a permit will be issued. New home or additions of over 300 square feet may take 1-2 weeks for review.
3. This information is given as a guide to minimum standards to answer the most asked questions. It in no way replaces construction or zoning requirements. It is your responsibility to ensure that all applicable state codes and local ordinances are met.

Revised 10/02/09

NEW CONSTRUCTION CODE AUTHORITY OFFICE LOCATION:



Building Permit Application

Construction Code Authority • 1075 Suncrest Dr • Lapeer, MI 48446
 Ph: 810-667-0420 • Fax: 810-667-2952 • Scheduling: 810-664-0981
 Imlay City Office: 810-724-8081 • www.constructioncodeauthority.com

Job Site _____ **MUNICIPALITY** _____
 Cross Roads _____ N S E W Side of Road _____
 Lot/Parcel # _____ Lot Size _____

Permit To: New Addition Alter/Remodel Code Compliance
 Demo/Raze Other (describe): _____

Permit To:

<input type="checkbox"/> Conventional Built Home	<input type="checkbox"/> Pre-Manufactured Home	<input type="checkbox"/> Log Home (<i>sealed print req'd</i>)
<input type="checkbox"/> Attached Garage	<input type="checkbox"/> Detached Garage	<input type="checkbox"/> Garage w/Breezeway
<input type="checkbox"/> Sign - Wall	<input type="checkbox"/> Sign - Ground	<input type="checkbox"/> Pole Building/Accessory Bldg
<input type="checkbox"/> Pool - In Ground	<input type="checkbox"/> Pool - Above Ground	<input type="checkbox"/> Carport
<input type="checkbox"/> Deck/Porch/Awning	<input type="checkbox"/> Commercial/Industrial	<input type="checkbox"/> Other _____

Foundation Type	Construction Information	Required Permits
<input type="checkbox"/> Basement Block/Foam	Commercial Sq Ft _____	<input type="checkbox"/> Septic _____
<input type="checkbox"/> Basement Poured	Deck Square Footage _____	<input type="checkbox"/> Sewer _____
<input type="checkbox"/> Basement Wood/Steel	Accessory Building Sq Ft _____	<input type="checkbox"/> Culvert/R-O-W _____
<input type="checkbox"/> Reinforced Mat	Building Height _____	<input type="checkbox"/> Soil Erosion _____
<input type="checkbox"/> 42" Footings (Trench/Spread)	Living Area Sq Ft _____	<input type="checkbox"/> Flood Plain _____
<input type="checkbox"/> 42" Footings (Pole)	Garage Sq Ft _____	<input type="checkbox"/> Well _____
<input type="checkbox"/> Crawl Block	Number of Stories _____	<input type="checkbox"/> Wetlands _____
<input type="checkbox"/> Crawl Wood	Number of Bedrooms _____	
<input type="checkbox"/> Piers	Number of Bathrooms _____	
<input type="checkbox"/> Existing	Total Square Footage _____	
<input type="checkbox"/> Other: _____	Masonry Veneers <input type="checkbox"/> YES <input type="checkbox"/> NO	

Estimated Value of Construction:
 \$ _____

CONTINUE APPLICATION ON NEXT PAGE →→→
BOX BELOW FOR OFFICE USE ONLY

Plan Review: Yes No Stake Out: Yes No Driveway Insp: Yes No
 Use Group _____ Construction Type _____ Occupancy Load _____ No. of Inspections _____
 PERMIT APPROVED BY: _____ DATE: _____
 Remarks _____

ZONING COMPLIANCE PERMIT

Specified Intended Use _____ % Lot Coverage _____ Length of Driveway _____
 Length _____ Width _____ Height _____ Roof Pitch/Style _____
 Sq Ft First Floor _____ Sq Ft Second Floor _____ Sq Ft of Garage _____

- | | | |
|---|---------|--------|
| 1. Does this property have frontage on two roads? | Yes [] | No [] |
| 2. Is the property bordering on a lake? | Yes [] | No [] |
| 3. Is there a dwelling presently on this property? | Yes [] | No [] |
| 4. Is there an accessory building presently on this property? | Yes [] | No [] |
| 5. Is there an easement on this property? (i.e. utility, etc) | Yes [] | No [] |
| 6. Is the construction located in a flood plain? | Yes [] | No [] |
| 7. Is the construction located within 500' of a lake, stream, or natural body of water equaling 1 acre or more of surface area? | Yes [] | No [] |
| 8. Is the construction located in or within 500' of a wetland? | Yes [] | No [] |
| 9. Will the construction require the moving of one surface acre or more of land? | Yes [] | No [] |
| 10. If construction is for an accessory building will it contain animals? | Yes [] | No [] |
| 11. Will footings be trenched near poles, guy wires, anchors? | Yes [] | No [] |
| 12. Are there any overhead or underground wires on site? | Yes [] | No [] |
| 13. Will the structure be built under or near overhead lines? | Yes [] | No [] |
| 14. Will any wells be drilled under or near overhead wires? | Yes [] | No [] |
| 15. Will any antenna be erected on the property which would be in conflict with power lines, in a standing or free falling situation? | Yes [] | No [] |
| 16. Will any trees be cut which are in proximity of overhead wires? | Yes [] | No [] |

If you answered YES to question 11 thru 16, please contact your local utility company.

Owner or contractor could have personal liability in the event of injury or fatality on construction close to Edison lines.

Contact MISS DIG at 1-800-482-7171 *before* excavation.

Normal lead-time required to relocate Edison facilities, or provide a line extension is six (6) weeks after all right-of-way or other agreement and any payments have been finalized with the property owner.

LAND USE RESTRICTIONS:

Property I.D. # _____ ZONING DISTRICT _____

All construction must be a minimum of _____ feet from the **edge/center** of **any** road right of way and _____ feet from the edge of **any** road right of way for subdivision streets and private roads

Setbacks:

L. Side:	_____ feet minimum from the left side lot line.	Driveway Inspection Req'd	Y / N
R. Side:	_____ feet minimum from the right side lot line.	Minimum Req'd Roof Pitch	_____
Rear:	_____ feet minimum from the rear lot line.	Elevation Certificate Req'd	Y / N
Comments:	_____	Stake Inspection Req'd	Y / N
		Non-Conforming Lot/Structure	Y / N

I certify the above questions were answered to the best of my ability. I also understand it is my responsibility to be aware of and comply with any and all deed restrictions, subdivision regulations, flood plain regulations, wetland regulations and zoning requirements relating to this permit. _____ ***initial***

Applicant's Signature: _____ Date _____

Driver's License No. _____ or Date of Birth: _____

Deputy/Zoning Administrator _____ Date _____

Property Owner Name _____ Phone () _____

Current Address _____ City _____ State _____ Zip _____

Owners Drivers License # _____ or Date of Birth _____

Property Owner Affidavit: I hereby certify the work described on this permit application shall be installed in accordance with the State Code and shall not be enclosed, covered up, or put into operation until it has been inspected and approved by the inspector. I will cooperate with the inspector and assume the responsibility to arrange for the necessary inspections.

Section 23a of the State Construction Code Act of 1972, Act No. 230 of the Public Acts of 1972, being Section 125.1523a of the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of the state relating to persons who are to perform work on a residential building or a residential structure. Violators of Section 23a are subject to civil fines.

Property Owner's Signature _____ **Date** _____

Fax () _____

Contractor Name on License _____ Phone () _____

Contractor License Number _____ Expiration Date _____

Current Address _____ City _____ State _____ Zip _____

Federal I.D. Number (or reason for exemption) _____

Workman's Comp. Carrier (or reason for exemption) _____

MESC Number (or reason for exemption) _____

Contractor Affidavit: I hereby certify that the proposed work is authorized by the owner to make this application as his authorized agent, and we agree to conform to all applicable laws of the State of Michigan and the local jurisdiction. All information on this application is accurate to the best of my knowledge.

Section 23a of the State Construction Code Act of 1972, Act No. 230 of the Public Acts of 1972, being Section 125.1523a of the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of the state relating to persons who are to perform work on a residential building or a residential structure. Violators of Section 23a are subject to civil fines.

Contractor's Signature _____ **Date** _____

Print Name _____ **Date of Birth** _____

Architect or Engineer Name _____ Phone () _____

Address _____ City _____ State _____ Zip _____

Signature _____ Date _____

PLOT PLAN TO BE COMPLETED BY ALL APPLICANTS.

Please submit Approved Septic Site Plan from Health Department. Include the following:

1. Location & dimensions of all property lines regardless of acreage, include **North Point**
2. Location of public streets, highways, private drives, driveways, easements

3. Location, dimensions, and square footage of all existing and proposed buildings or other permanent structures; ie. pools, decks, etc
4. Distances from all property lines to the proposed building or structure
5. Location of all underground utilities; well, septic, storm or sanitary sewer, etc
6. Location of any natural features ie. ponds, rivers, streams, drains

APPLICATION AND PERMIT

to construct, operate, maintain
use and/or remove within a county
road right-of-way

Issuance Date

BOARD OF COUNTY ROAD COMMISSIONERS OF LAPEER COUNTY, MICHIGAN

ADDRESS: P.O. BOX 678, LAPEER, MICHIGAN 48446

PHONE: (810) 664-8323

If applicant hires a contractor to perform the work, BOTH must complete this form and BOTH assume responsibility for the provisions of this Application and Permit.

APPLICANT	CONTRACTOR
NAME: _____	NAME: _____
MAILING ADDRESS: _____	MAILING ADDRESS: _____
TELEPHONE NO. _____	TELEPHONE NO. _____

Applicant's Signature _____	Contractor's Signature _____
Title _____ Date: _____	Title _____ Date _____

FINANCIAL REQUIREMENTS	
Application Fee	\$ _____
Permit Fee	\$ _____
Est. Inspect. Fee	\$ _____
Bond	\$ _____
Deposit	\$ _____
Other	\$ _____
To Be Billed	\$ _____
Receipt Number	_____
Dated	_____

ATTACHMENTS REQUIRED	
Plans and Specs.	_____
Bond	_____
Proof of Insurance	_____
Yes _____	No _____
P.I. \$ _____	P.D. \$ _____
Other	_____

APPLICATION

Applicant and/or Contractor request a Permit for the purpose indicated in the attached plans and specifications at the following location:

CITY _____ /or TOWNSHIP _____ SECTION _____

NAME OF ROAD _____ between _____ and _____

for a period beginning _____ and ending _____

and agrees to the terms of the permit.

PERMIT

A permit is granted in accordance with the foregoing application for the period stated above, subject to the following terms agreed to by the Permit Holder. *When Applicant hires a Contractor the "Permit Holder" is the Applicant and the Contractor.*

RECOMMENDED FOR ISSUANCE:

Investigator

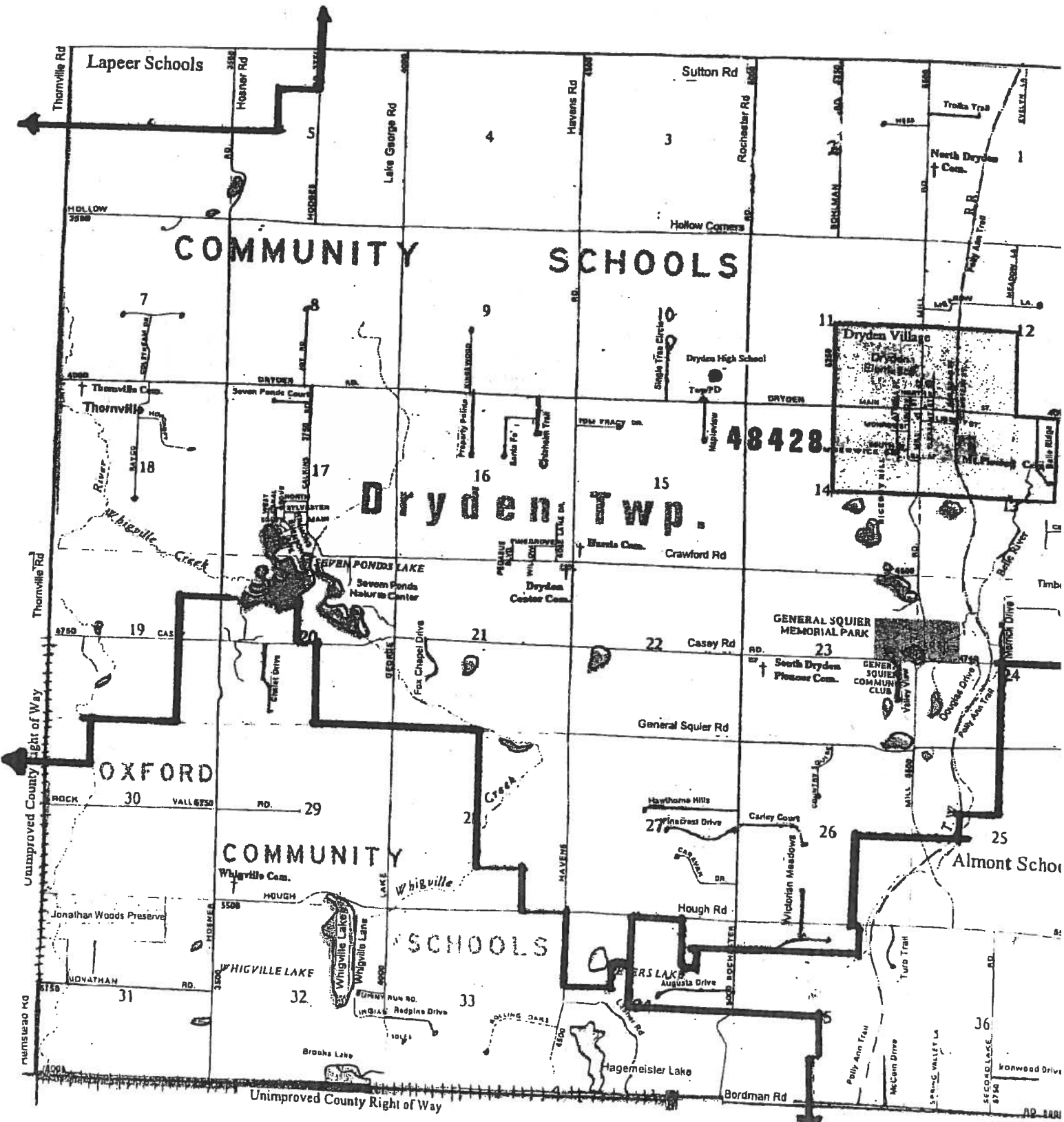
Date _____ Title _____

BOARD OF COUNTY ROAD COMMISSIONERS
LAPEER COUNTY, MICHIGAN

By _____
By _____

1. **SPECIFICATIONS:** All work performed under this permit must be done in accordance with the plans, specifications, maps and statements filed with the Commission and must comply with the Commission's current requirements and specifications on file at its office and the M.D.O.T specifications.
2. **FEES AND COSTS:** Permit Holder shall be responsible for all fees incurred by the Commission in connection with this permit and shall deposit estimated fees and costs as determined by the Commission, at the time the permit is issued.
3. **BOND:** Permit Holder shall provide a cash deposit, letter of credit or bond in a form and amount acceptable to the Commission at the time permit is issued.
4. **INSURANCE:** Permit Holder shall furnish proof of liability and property damage insurance in the amount stated on this permit naming the Commission as an insured. Such insurance shall cover a period not less than the term of this permit and shall provide that it cannot be cancelled without ten (10) days advance written notice by certified mail with return receipt required to the Commission.
5. **INDEMNIFICATION:** Permit Holder shall hold harmless and indemnify and keep indemnified the Commission, its officers and employees from all claims, suits and judgments to which the Commission, its officers or employees may be subject and for all costs and actual attorney fees which may be incurred on account of injury to persons or damage to property, including property of the Commission, whether due to the negligence of the Permit Holder or the joint negligence of the Permit Holder and the Commission, arising out of the work under this permit, or in connection with work not authorized by this permit, or resulting from failure to comply with the terms of this permit, or arising out of the continued existence of the work product which is the subject of this permit.
6. **MISS DIG:** The Permit Holder must comply with the requirements of Act 53 of Public Acts of 1974, as amended. CALL MISS DIG AT (800) 482-7171 AT LEAST TWO (2) FULL WORKING DAYS, BUT NOT MORE THAN TWENTY ONE (21) CALENDAR DAYS, BEFORE YOU START WORK. Permit Holder assumes all responsibility for damage to or interruption of underground utilities.
7. **NOTIFICATION OF START AND COMPLETION OF WORK:** Permit Holder must notify the Commission at least 48 hours before starting work and must notify the Commission when work is completed.
8. **TIME RESTRICTIONS:** Contact the Road Commission regarding regular working hours. Inspections performed during regular hours will be billed at regular hourly rates. All other inspections will be billed at overtime rates.
9. **SAFETY:** Permit Holder agrees to work under this permit in a safe manner and to keep the area affected by this permit in a safe condition until the work is completed. All work site conditions shall comply with Michigan Manual of Uniform Traffic Control Devices.
10. **RESTORATION AND REPAIR OF ROAD:** Permit Holder agrees to restore the road and right-of-way to a condition equal to or better than its condition before the work began; and to repair any damage to the road right-of-way which is the result of the facility whenever it occurs or appears.
11. **LIMITATION OF PERMIT:** This permit does not relieve Permit Holder from meeting other applicable laws and regulations of other agencies. Permit Holder is responsible for obtaining additional permits or releases which may be required in connection with this work from other governmental agencies, public utilities, corporations and individuals, including property owners. Permission may be required from the adjoining property owners.
12. **REVOCAION OF PERMIT:** The permit may be suspended or revoked at will, and the Permit Holder shall surrender this permit and alter, relocate or remove its facilities at its expense at the request of the Commission.
13. **VIOLATION OF PERMIT:** This permit shall become immediately null and void if Permit Holder violates the terms of this permit, and the Commission may require immediate removal of Permit Holder's facilities, or the Commission may remove them without notice at Permit Holder's expense.
14. **ASSIGNABILITY:** This permit may not be assigned without the prior approval of the Commission. If approval is granted, the assignor shall remain liable and the assignee shall be bound by all the terms of this permit.
15. This permit is subject to supplemental specifications on file with the Road Commission and Act 200 of Public Acts of 1969.

Township of Dryden
4849 Dryden Road
Dryden, Michigan 48428



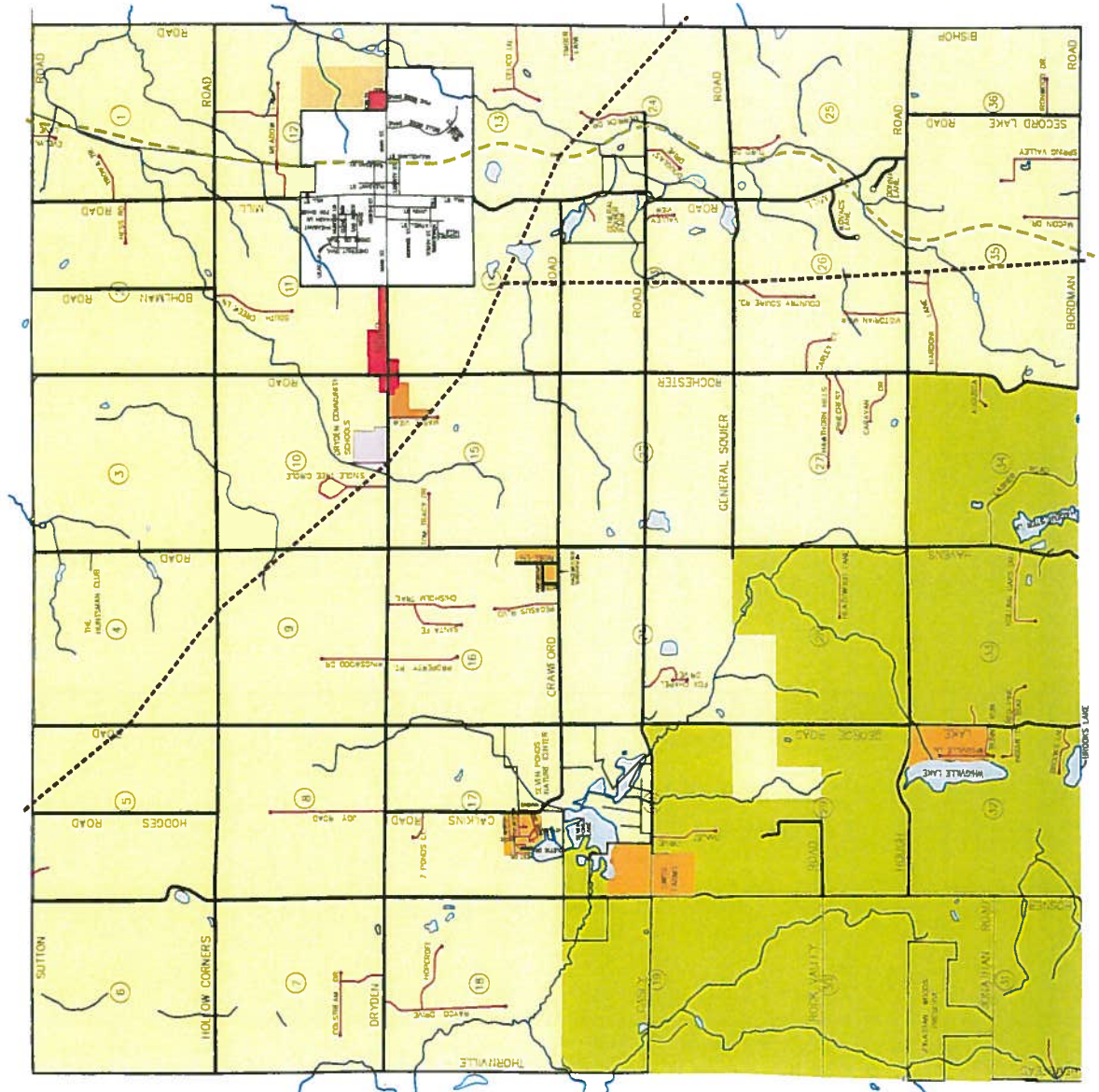


DRYDEN TOWNSHIP ZONING MAP

Adopted: 2-16-70

Updated: 1-1-04

SE-1	SUBURBAN ESTATES
SE-2	SUBURBAN ESTATES
R-1	SINGLE FAMILY RESIDENTIAL
R M	MULTIPLE FAMILY
R T	TRANSIENT RESIDENTIAL
C	COMMERCIAL
M	INDUSTRIAL
	ELECTRIC TRANSMISSION
	POLLY ANN TRAIL
	LAKES & PONDS
AG	AGRICULTURAL



ARTICLE XV – SCHEDULE OF REGULATIONS

(No building or structure shall be erected, converted, enlarged, reconstructed, or structurally altered except in conformity with the following regulation, except as otherwise provided in this Ordinance)											
Zoning District	Maximum Lot Coverage in Percent	Minimum Site of Lot Per Dwelling Unit in Sq. Ft.	Minimum Site of Lot Per Dwelling Unit Width in Ft.	Maximum Height of Buildings in Stories	Maximum Height of Buildings in Feet	Minimum Yard Setback (a) Sides-(b) Front	Minimum Yard Setback (a) Sides (b) Least One	Minimum Yard Setback (a) Sides (b) Total of Two	Minimum Yard Setback (a) Sides-(b) Rear	Minimum Floor Area Per Dwelling Unit in Sq. Ft (e)	
AG AGRICULTURAL	15	3 acres	200		30	70 (d)	50 (d)	100 (d)	25 (d)	1,200	
SE-1 SUBURBAN ESTATES	15	5 acres	250	2	30	70 (d)	50 (d)	100 (d)	100 (d)	1,800	
SE-2 SUBURBAN ESTATES	15	10 acres	330	3	30	70 (d)	50 (d)	100 (d)	100 (d)	1,800	
R SINGLE FAMILY RESIDENTIAL											
No Water or Sewers	30	1 acre	200	2	25	35	25	50	50	960	
Water or Sewers	30	20,000	100	2	25	35	25	50	50	960	
Water and Sewer	30	10,000	80	2	25	25	10	20	25	960	
MULTIPLE FAMILY	See Table XV B, RM District Schedule of Regulations										
RT RESIDENTIAL MOBILE HOME		5,500 (o)		2	30					720	
C COMMERCIAL		3 acres	200	2	25	85	25 (ii)	50 (j)	50 (j)	250 (l)	
C-R COMMERCIAL RECREATION		10 acres	400	2	35	50	25	50	50		
M INDUSTRIAL (p)		3 acres	200			85	25 (m)	50 (l)	50 (l)		

d. All accessory farm buildings for uses other than those usually incidental to the dwelling, shall be located not less than fifty (50) feet from any dwelling and not less than twenty-five (25) feet from any side or rear lot line or property boundary and one hundred fifty (150) feet from the front lot line. This requirement shall not apply to the alteration or addition to an existing barn or other farm buildings, except dwellings, which are located closer to the road and which existed prior to the adoption of this Ordinance. No accessory building shall be erected in the Agricultural district prior to the construction (of the footings) of the residence:

1. Twenty-five (25) feet from any dwelling

2. Twenty-five (25) feet from any side or rear lot or property boundary; and
3. One Hundred Thirty-three (133) feet from the center of the road with the exception of Both Dryden Road and Rochester Road which shall not be less than One Hundred Sixty (160) feet from the center of the road

No accessory building shall be erected prior to the construction of the footings for the residence

FOOTNOTES FOR SCHEDULE OF REGULATIONS

- a. In determining required yard spaces for all land uses in any zoning district, the determination of such yard spaces shall be the distance from the building or structure on the lot of the nearest lot line. For those lots adjacent to a Major or Secondary Thoroughfare or Collector Street, as may be identified on the Township's Comprehensive Development Plan, the yard spaces shall be measured from the proposed future right-of-way line for such thoroughfare to the building or structure on a lot. Until such time as the Comprehensive Development Plan shall have been adopted, one hundred twenty (120) foot rights-of-way on all mile or section line roads and eighty six (86) foot rights-of-way on all half mile or quarter section roads and sixty-six (66) foot rights-of-way on all other roads shall be observed.
- b. In the residential district, the width of side yards, which abut upon a street on the same side or on the opposite side of the same block, upon which other residential lots front, shall not be less than the required front yard setback for said homes which front upon said side street. All buildings, structures and accessory uses shall maintain such required yard space.
- c. The minimum floor area per dwelling unit shall not include area of basements, breezeways, porches or attached garages.
- d. ^{see attached} ~~All accessory farm buildings for uses other than those usually incidental to the dwelling, shall be located not less than fifty (50) feet from any dwelling and not less than twenty-five (25) feet from any side or rear lot line or property boundary and one hundred fifty (150) feet from the front lot line. This requirement shall not apply to the alteration or addition to an existing barn or other farm buildings, except dwellings, which are located closer to the road and which existed prior to the adoption of this Ordinance. No accessory building shall be erected in the Agricultural district prior to the construction (of the footings) of the residence.~~
(Updated Eff. May 4, 2001)
- e. Maximum height for silos is sixty (60) feet; storage barn is forty (40) feet.
- f. The required lot area for each dwelling unit in a multiple dwelling is based upon a maximum permitted density of twenty eight (28) persons per acre not counting area of abutting streets, roads or alleys. For purposes of calculation under this Ordinance an efficiency or one (1) bedroom dwelling unit shall comprise two (2) persons, a two (2) bedroom dwelling unit shall comprise three (3) persons, a three (3) bedroom dwelling unit shall comprise four (4) person, and

a four (4) or more bedroom dwelling unit shall comprise five (5) persons. Libraries, dens, sunroofs and other rooms other than a living room, dining room, kitchen, bathroom or lavatory shall be considered as a bedroom.

g. Every lot on which a multiple dwelling is erected shall be provided with a side yard on each side of such lot. Each side yard shall be increased by one-half (1/2) foot for each ten (10) feet or part thereof by which the length of the multiple dwelling exceeds fifty (50) feet in overall dimension along the adjoining lot line.

h. Where multiple dwellings, including row and terrace dwellings, apartments, and efficiency units are permitted in a RM District, the required floor space per unit shall be as follows:

Efficiency Unit:	350 sq. ft.
One Bedroom Unit:	600 sq. ft.
Two Bedroom Unit:	800 sq. ft.
Three Bedroom Unit:	1,000 sq. ft.
-plus 150 square feet for each bedroom over three bedrooms in dwelling unit.	

i. There shall be provided on every lot in an M or C District on which is located a permitted building, total side yards not less than fifty (50) feet wide. If adjacent interior lots are also zoned in an M, C, Commercial District, the required interior lot side yards for buildings on adjacent lots may be waived by the Planning Commission provided that an overall master site development plan including building elevations for said development is submitted, that adequate off-street parking and loading area and access to same is provided for all permitted uses in the development, and that convenient access is provided to all use for fire and police vehicles. (Ref. Article VI, Parking and Loading Requirements.)

For every C or M lot having a side yard on an intersecting street, the side yard setback facing the side street shall be 65 feet. (Amend eff. Aug. 13, 1993)

j. Reference landscape requirements of Section 4.30 for C and M uses adjacent to SE, RT, R and RM District properties. An additional 15 feet of yard area shall be required. (Amend. eff. Aug. 13, 1993)

k. (Deleted paragraph (k) in its entirety with Amend eff. Aug. 13, 1993. Paragraph is designated for future use).

l. Where motels are permitted in a C, Commercial District, a minimum of two hundred and fifty (250) square feet of floor area per motel unit shall be provided, except that

for those units with permitted kitchens or kitchenettes, a total of three hundred (300) square feet of net floor space per motel unit shall be provided.

- m. There shall be no truck off-street loading or parking between any building, structure, or use, permitted in the M District, and any public street or road right-of-way or private road easement approved by the Township.
 - n. Where sewer and water are unavailable, minimum lot size shall be one (1) acre, with no less than 200 feet of road frontage. (Amend. eff. May 12, 1989)
 - o. The Mobile Home Park shall be developed with sites averaging 5,500 square feet per mobile home unit. This 5,500 square feet for any one site may be reduced by twenty percent (20%) provided that the individual site shall be equal to at least 4,400 square feet. For each square foot of land gained through the reduction of a site below 5,500 square feet, at least an equal amount of land shall be dedicated to open space, but in no case shall the open and distance requirements be less than that required under R 125.1946, Rule 946 and R 125.1941 and R 125.1944, Rules 941 and 944 of the Michigan Administrative Code. (Amend eff. June 16, 1993)
 - p. Unless otherwise provided in this Ordinance, each use permitted on a lot or parcel located in a C or M District shall provide a buffer yard within each front, side and rear yard. The width of the front or side buffer yard adjoining any street and the width of any side or rear yard adjoining any SE, RT, R or RM district, shall be 15 feet. The width of the buffer yard for any other side or rear yard shall be 10 feet. Such buffer yard shall begin at the proposed future right-of-way line in the case of front yards, and the side and rear property line in the case of side and rear yards. Buffer yards shall be landscaped and maintained in accordance with the standards and guidelines contained in this Ordinance. (Amend. eff. Aug. 13, 1993)
- Buffer yards shall be required to run the entire length of the property line or street frontage except that portion of a buffer yard shall not be required in areas providing necessary ingress and egress or if a parking lot adjoins an adjacent parking lot at the same grade and no restrictions are placed on the movement of traffic from one parking lot to another. (Amend. eff. Aug. 13, 1993)
- q. While the majority of the land in these districts can be developed in accordance with these requirements, it is recognized that strict enforcement might preclude the use of a few smaller parcels of land existing prior to the adoption of applicable provisions. In these instances, it is envisioned that land will be developed where appropriate by the granting of necessary variances and so that the intent of districts requirements can be satisfied without unduly restricting reasonable development.
(ord. no. 6 eff. Feb. 16, 1970; updated eff. Jan. 25, 1980; further amend. eff. May