

ZONING APPLICATION/PERMIT – Reynolds Township

215 E. Edgerton, PO Box 69, Howard City, MI 49329

Phone: 231-937-6739 Fax: 231-937-9422

(NO CHARGE FOR THIS PERMIT) www.montcalm.org/reynolds.asp

APPLICANT INFORMATION:

Applicant Name: _____

Applicant Mailing Address: _____

Phone: (____) _____ Fax: (____) _____ Cell: (____) _____ E-mail: _____

Name of Owner (if not applicant) _____

Phone: (____) _____ Fax: (____) _____ Cell: (____) _____ E-mail: _____

PROPERTY IDENTIFICATION:

Site Address: _____ Tax Parcel # _____

Current Zone District:

R-1 Rural-Agricultural R-2 Low Density Residential R-3 Medium Density Residential
 R-4 Manuf. Home Park C-1 General Commercial C-2 Highway Commercial I-Industrial

PROPOSED SETBACKS:

Front: _____ Left Side (from road right-of-way): _____ Right Side (from road right-of-way) _____

Rear _____

Road frontage required: _____ Acreage required: _____ Water frontage on parcel? Yes No
(see attached)

TYPE OF REQUEST: Erect Enlarge Move Alter Replace

Other (please specify) _____

Type of Structure: Dwelling Garage Accessory Building Other
 Modular Stick Built

Construction Cost \$ _____ Purpose of structure _____

Dimensions: Length: _____ Width: _____ Height: _____ Total Square Footage _____

Required Attachments:

1. Floor and foundation plans, site plan drawn to scale, showing the actual dimensions of the parcel to be built upon, all easements, the size of all existing buildings or other structures and their location on the parcel, and the size, shape and location on the parcel of all buildings or structures proposed to be erected or enlarged. Please note that setbacks are measured from the road right-of-way line or easement, and decks and overhangs may not encroach into required yards.

2. Either a certified copy of a survey or a copy of a plat map showing the actual property lines and easements.

3. Land division approval if required.

4. Any additional information requested by the Zoning Administrator relating to this application.

Applicant signature _____ Date _____

I the above signed being owner, builder, or contractor do guarantee that I will comply with all requirements of the Reynolds Township Zoning Ordinance and all its amendments. I also understand that any violation of this ordinance shall cause me to be subject to a fine up to \$500 after issuance of a citation by Reynolds Township. This zoning permit expires 12 months from the date of issuance if construction has not begun. I also agree to allow inspection of the property by duly designated Reynolds Township and/or Montcalm County building inspectors and/or officials.

NOTE: Upon authorized signature of Zoning Administrator and assigned permit number this application will serve as a legal zoning permit.

FOR OFFICE USE ONLY

Approved _____ Date _____
Art Ross Zoning Administrator (231) 245-6341

Disapproved Reason for disapproval _____

Zoning Permit # _____

Revised 7/29/13

**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.

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 for drawing a site or plot plan. The grid is composed of small squares, approximately 1/4 inch by 1/4 inch, and covers most of the page. It is intended for the applicant to draw the location of buildings, septic systems, wells, and roads.

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 _____