



OFFICE OF COMMUNITY DEVELOPMENT

8140 Main Street • Dexter, Michigan 48130-1092 • (734) 580-2233 • Fax (734) 426-5614

ZONING COMPLIANCE PERMIT APPLICATION

This application is to be used only for the items listed below. All other uses first require Site Plan Review by the Planning Commission and City Council. A complete application shall include two (2) full-size copies (24" x 36") and one (1) electronic copy of the approved site plan, building plans, floor plans, and elevation plans, and, along with the required fees. For single family dwelling units and additions, and residential accessory detached structures, a complete application shall include two (2) copies (8 1/2" x 14") of the plot plan, along with required fees.

Application for (check box)

<input type="checkbox"/>	Preliminary Zoning Compliance
<input type="checkbox"/>	Final Zoning Compliance

To be completed by staff:

Approval requested for (check box):

<input type="checkbox"/>	Single-Family Dwelling Unit/Addition
<input type="checkbox"/>	Multiple Family Building/Addition
<input type="checkbox"/>	Multiple Family Dwelling Unit
<input type="checkbox"/>	Commercial/Office Building/Addition
<input type="checkbox"/>	Industrial Building/Addition
<input type="checkbox"/>	Accessory Detached Structure (Residential)
<input type="checkbox"/>	Accessory Detached Structure (Commercial/Industrial)

App Fee:	Date Rec'd:	Amt. Pd.	Receipt No:
\$100			
\$150			
\$50			
\$150			
\$150			
\$50			
\$75			

Property Address: _____ Tax ID Number: _____

Zoning District: _____

Describe Proposed Use: _____

Applicant Name: _____ Phone: _____

Applicant Address: _____

Email Address: _____ Mobile Phone: _____

Property Owner Name: _____ Phone: _____

Property Owner Address: _____

Email Address: _____ Mobile Phone: _____

Regulations and Standards: *In addition to the basic requirements for each zoning district, the following regulations also apply:*

1. Corner Lots are considered to have two (2) front yards and two (2) side yards.
2. All additions to a dwelling, including attached garages, are considered part of the dwelling and must meet the same setbacks. Detached structures must be at least ten (10) feet from any other structure and not less than three (3) feet from any rear lot line or the rear yard portion of the side lot line.
3. Height limitations are 35 feet for dwellings, and 14 feet for detached accessory buildings. (Height is measured to the middle of the roofline for a pitched roof).
4. A copy of the Washtenaw County Soil Erosion and Sedimentation Control Plan and permit must be submitted along with this application. In addition all streets/roads are required to be kept clean and may from time to time require street sweeping.
5. A Right-of-Way Pavement Construction Permit must be submitted for all new single family detached residential construction and approved along with a Zoning Compliance Permit, in accordance with the permit requirements and permit instructions.
6. For new developments/dwelling units, attempts should be made to plant street trees in a pattern that is uniform to the surrounding street trees. Applicant must contact MISS DIGG prior to locating and installing any street tree. Please note that the tree species and planting date will be required information on the Final Zoning Compliance application.

Owner's Signature

Date

Applicant's Signature

Date

THE CITY OF DEXTER HAS NO JURISDICTION OVER MASTER DEED RESTRICTIONS. THEREFORE, IF ZONING ORDINANCE REQUIREMENTS ARE MET, A PERMIT WILL BE ISSUED. HOWEVER, THE APPLICANT SHOULD BE AWARE THERE MAY BE DEED RESTRICTIONS REGARDING DECKS, ADDITIONS, GARAGES AND EXTERIOR REMODELING, ETC. PLEASE CONTACT YOUR HOMEOWNERS ASSOCIATION BEFORE BEGINNING CONSTRUCTION.

To be completed by Staff:

Yard/Building Regulation	Required	Proposed (PZC)	Provided (FZC)
Front Yard Setback (ft.) () Check here if corner lot			
Side Yard Setback (ft.) – Principal/Accessory Structure			
Rear Yard Setback (ft.) – Principal/Accessory Structure			
Lot Coverage (Structures) (%)			
Height (ft.) – Principal/Accessory Structure			

Site/Plot Plan	Acceptable		
	PZC	FZC	N/A
Prepared, signed and sealed by a Registered Professional Engineer or Licensed Surveyor.			
North arrow and scale, between 1" = 20' and 1" = 50'.			
Site benchmark on NAVD '88 datum.			
Builders name, address and telephone number.			
Date of plan or revision, subdivision name, property address, lot number, and legal description of property.			
Street right-of-way name and width.			
Location, shape and dimensions of the lot.			
Dimensioned location, outline, and dimensions of all existing and proposed structures, including those on adjacent lots within 50 feet.			
Front, side and rear setbacks.			
Location and species of street and yard trees. New street trees must be at least 6 feet from water/sewer leads and driveways, at least 5 feet from the edge of the driveway, and a minimum of 20 feet from other street trees.			
Location, type of material and width of sidewalks and driveway (with elevations). Driveway slopes are indicated.			
Location, elevations, and easements, including width, for all utilities, existing and proposed.			
Location of fire hydrants			
Elevations at each lot corner and grade change points.			
Finish grade and finish floor elevations for first floor, garage and basement of proposed structure and finish grade elevation of adjacent houses provided, where applicable.			
Location of sanitary sewer and water leads, as well as service connections to structure.			
Location of sump discharge, if applicable.			
Rear yard and side yard drainage swales. Channelization of drainage to an approved outlet. Direction arrows showing proposed and existing drainage directions.			

Building Plan	PZC	FZC	N/A
Floor plan of proposed structure or alteration/remodeling plan/use.			
Elevation views of the proposed structure			
Tap Fee: _____			
Other	PZC	FZC	N/A
SESC Permit			
Right of Way Pavement Construction Permit and Fee			

Reviewed by: _____ Date: _____

Final Zoning Compliance Inspection Date:	Completed Y/N
MXU	
Final Grading	
Street Tree(s)	
Sidewalk	
Driveway/Approach	

Inspected by: _____

Decision:

	Preliminary Zoning Compliance Approval
	Final Zoning Compliance Approval
	Zoning Compliance Denied
	Reason(s) for Denial:
	Existing Non-Conformities/Variance(s) Granted:

APPROVAL STAMP: