



**OFFICE OF COMMUNITY DEVELOPMENT**

8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

**PRELIMINARY ZONING COMPLIANCE**

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 a scaled site plan, plot plan or survey, and three full-size and one 11" x 17" set of building plans, floor plan, and elevations, along with required fees.

**APPROVAL REQUESTED FOR:**

New Single Family Dwelling		Detached structure (garage, etc.)		Addition to single-family dwelling	
Remodeling of an existing building		Multiple family dwelling		Deck	
Commercial office/industrial building		Other property alteration:			

**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.**

Property Address: \_\_\_\_\_ Tax ID Number: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

Applicant Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Applicant Address: \_\_\_\_\_

Email Address: \_\_\_\_\_ Mobile Phone: \_\_\_\_\_

Property Owner Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Property Owner Address: \_\_\_\_\_

Email Address: \_\_\_\_\_ Mobile Phone: \_\_\_\_\_

**Preliminary Plot Plan Requirements:** *Plot plans shall be drawn to scale, submitted in two (2) copies, and must meet the following standards:*

1. Plot plans must be prepared, signed and sealed by a Registered Professional Engineer or Licensed Surveyor.
2. North arrow and scale, between 1" = 20' and 1" = 50'.
3. Site benchmark on NAVD '88 datum.
4. Builders name, address and telephone number.
5. Date of plan or revision, subdivision name, property address, lot number, and legal description of property.
6. Street right-of-way name and width.
7. Location, shape and dimensions of the lot, including total area in square feet.
8. Dimensioned outline and area (in square feet) of all existing and proposed structures, including those on adjacent lots, within 50 feet.
9. Front, side and rear setbacks.

10. Location and species of required street trees. Street trees must be located 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.\*\*\*
11. Location, type of material and width of sidewalks and driveway (with elevations). Driveway slopes must be provided.
12. Location, elevations, and easements, including width, for all utilities, existing and proposed.
13. Location of fire hydrants.
14. Elevations at each lot corner.
15. Finish grade and finish floor elevations for first floor, garage and basement for proposed structure(s) and finish grade elevation of structures on adjacent lots, as applicable. Indicate if the adjacent lot is vacant.
16. Proposed location of sanitary sewer and water leads, as well as service connections to structure.
17. Proposed sump discharge location. If connecting to a public storm sewer, the storm lead must be shown, as well.
18. Rear yard and side yard drainage swales shall be clearly indicated with grades shown at sufficient locations to provide for positive drainage away from the building and other structures. Channelization of drainage to an approved outlet shall also be shown. Provide direction arrows showing proposed and existing drainage directions.

***Regulations and Standards (applicant must complete):*** *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 and decks, 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; detached structures may be placed 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 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 Preliminary Zoning Compliance Permit, in accordance with the permit requirements and permit instructions.

	Requirement	Plan
Submitted 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	_____	_____

\_\_\_\_\_  
**Owner's Signature**                                  **Date**

\_\_\_\_\_  
**Applicant's Signature**                                  **Date**

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**\*\*\*Street Trees:** Attempts should be made to plant trees in a pattern that is uniform to the surrounding street trees. Call 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.

To be completed by Staff:

Staff Review:      Fee: \_\_\_\_\_      Date Received: \_\_\_\_\_      Receipt # \_\_\_\_\_

*Accessory Structure/ Residential Building Addition/Remodel/Deck \$25;*

*New Single Family Residential Dwelling \$50;*

*Multi-Family/Commercial/Industrial/Quasi-Public \$100*

Site/Plot Plan	Acceptable	
	Yes	No
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 required street trees, 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. Tree Species: _____		
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.		
Proposed location of sanitary sewer and water leads, as well as service connections to structure.		
Proposed sump discharge location.		
Rear yard and side yard drainage swales. Channelization of drainage to an approved outlet. Direction arrows showing proposed and existing drainage directions.		

Building Plan	Acceptable	
	Yes	No
Floor plan of proposed structure or alteration/remodeling plan/use.		
Elevation views of the proposed structure		
Estimated tap fee: _____		

Other	Acceptable	
	Yes	No
SESC Permit		
Right of Way Pavement Construction Permit and Fee		

Date: \_\_\_\_\_

Approved

Denied

Reviewed by: \_\_\_\_\_

REASONS FOR DENIAL: \_\_\_\_\_

\_\_\_\_\_

EXISTING NON-CONFORMITIES/VARIANCES GRANTED: \_\_\_\_\_

\_\_\_\_\_

APPROVAL STAMP: