



OFFICE OF COMMUNITY DEVELOPMENT

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***** ATTENTION: ZONING COMPLIANCE REQUIRED *****

**PRIOR TO THE START OF ANY COMMERCIAL OR RESIDENTIAL CONSTRUCTION, A
CERTIFICATE OF ZONING COMPLIANCE IS REQUIRED**

The following is a guide, outlining the requirements of Preliminary and Final Zoning Compliance for Commercial / Industrial and Residential (site condominium & platted subdivision) development in Dexter City. For full requirements and details of Certificates of Zoning Compliance please see Section 21 of the City of Dexter Zoning Ordinance and the City Engineering Standards available at www.DexterMI.gov.

COMMERCIAL / INDUSTRIAL DEVELOPMENT

Preliminary Zoning Compliance: For commercial / industrial development, Preliminary Zoning Compliance allows for the submission of building plans to the Washtenaw County Building Department, the start of grading, installation of utilities, roads, storm water drainage systems, landscaping, etc.

1. Preliminary Zoning Compliance is issued by the City only after the following items are addressed:
 - a. Final Site Plan Approval, including all conditions of approval as required by the City Council.
 - b. Pre-construction Meeting (Pre-con) to be held at the City Offices (please allow at least ten(10) days to schedule a preconstruction meeting). Prior to the pre-construction meeting the following procedures must be completed:
 - i. Construction estimates must be sent to the City and approved by the City Utilities Department and the City Engineer.
 - ii. Upon receipt and approval of construction estimates the City Engineer will inform the applicant of the amount of the inspection escrow deposit.
 - iii. After inspection escrow is deposited with the City, the applicant must send an approval set of plans to the utilities and other outside agencies as specified by the City engineer.

2. The following is a typical list of issues to be discussed at the preconstruction meeting: (A preconstruction meeting checklist is included in the site plan packet of information).
 - a. Agreement upon issues of special consideration as determined during the site plan review process.
 - b. Project time-table, and start date.
 - c. Estimate of utility connection fees to be provided to the applicant.
 - d. Review procedures for obtaining Final Zoning Compliance.
 - e. Any issues regarding phasing of development including utility stubbing etc.

FINAL ZONING COMPLIANCE: Final Zoning Compliance for commercial/industrial developments allows the applicant to apply for Final Certificate of Occupancy from the Washtenaw County Building Department.

1. Final Zoning Compliance inspection shall be requested by the applicant. It is the applicant's responsibility to request this inspection in a timely fashion after construction is complete. Final Zoning Compliance shall not be granted by the City until each of the following inspections and approvals are granted:
 - a. City Engineer approval of:
 - Public/private utilities.
 - Storm drainage system.
 - Roadway system, if private.
 - All other engineering related site plan issues.
 - b. City Utilities Department approval of:
 - Sewer connections.
 - Water connections.
 - Full payment of utility connection fees.
 - b. Dexter Area Fire Department approval.
 - c. A letter from the developers engineer which certifies that all site work has been completed in conformance with the approval site plan.

d. City Planning and Community Development Manager approval.

- Landscaping pursuant to the approved site plan.
- Tree/natural feature preservation areas, if any.
- Lighting.
- Signs.
- Parking and circulation.
- General building configuration and layout.
- All other issues

The City shall be responsible for notifying the City Engineer, City Utilities Department, and the Fire Department regarding the request for Final Zoning Compliance inspection. Upon notification, each of the above shall inspect and provide written comments. Written comments including any “punch-list” items shall be forwarded to the applicant and copied to the Community Development Manager.

Upon written acceptance by the City Engineer, City Utilities Department, Fire Department, and Community Development Manager, Final Zoning Compliance shall be granted. The City Manager or (his/her) designee shall have the authority to sign the Final Zoning Compliance Certificate.