# CHARTER TOWNSHIP OF IRONWOOD
## OFFICE OF ZONING ADMINISTRATOR
### Site Plan Driveway Permit
### Application

| | |
|---|---|
| N10892 Lake Road Ironwood, MI 49938 | |
| 932-5800 | LeRoy Johnson-Zoning Administrator |

This permit is issued to certify that the property described below and any building thereon complies with the requirements of the Charter Township Zoning Ordinance and all conditions imposed thereunder, and is to be used and occupied by the owner listed below in conformance with all provisions of the Charter Township Zoning Ordinance.

| | |
|---|---|
| Permit Holder | |
| Address | |
| City, State, Zip Code | Ironwood, MI. 49938 |
| Telephone, Home and Business | |
| **Property Owner's Name and Address if Not The Applicant** | |
| Property Owner's Name | |
| Address | |
| City, State, Zip Code | |
| Telephone, Home and Business | |
| Zoning District | TR-! |
| Construction Site Address | |
| Property Description | |
| Parcel Number | |
| **Site Plan Attached** | ( ) Yes    ( ) No |
| | |
| | |
| | |
| **PERMIT NUMBER** | |
| **DATE** | |
| **Other Information** | |
| **Site Plan information For Zoning District** | Site Plan sketch must show setbacks on the property: **Front Yard Setback,** **Side Yard Setbacks,** **Back Yard Setback.** **Also show structure height.** **Sketch** |
| | |
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## TR - 1: RESIDENTIAL TRANSITION
## PURPOSE

The purpose of creating the Residential Transition District, TR-1, is to provide controls regulations within the township for those areas that are becoming a mix of residential, commercial and services. This zone provides that individual lots or premises are adequate in size and shape to provide for safe water supply and sewage disposal facilities, to minimize hazards of spreading fires, and to require setback from the public thoroughfare to facilitate safe exit from and entrance to the premises, and to protect the Single Family Residences from the problems associated with a mixed use zone. The requirements are intended to protect and stabilize the basic qualities of the District, and to provide suitable and safe conditions for all.

## PERMITTED USES
A. Any permitted uses in the R-1 Residential District.
B. Bed & Breakfast (B&B)
C. Hotels and Motels
D. Stores and shops for the conducting of retail business.
E. Office, offices and showroom e.g. plumber, electrician, architect, excavating similar trade.
F. Personal services, e.g. dentist, doctor, lawyer, accountant or similar trade.
G. Banks.
H. Restaurants with the exception of drive-thru establishments
I. Bars, taverns, cocktail lounges.
J. Public and government buildings and offices.
K. Theaters, assembly halls, concert halls, or similar places of assembly when conducted completely with enclosed buildings.
L. Veterinarian Hospitals/Clinics

## ACCESSORY BUILDINGS
Must meet the same requirements as in the R - 1 District.

## SPECIAL USES
A. Wind Energy Conversion Systems (WECS)
B. Accessory buildings proposed for construction prior to erection of the principal buildings
C. Communication Towers.
D. State licensed or approved family daycare facilities for seven (7) to twelve (12) children.
E. Multiple Family Dwellings
F. Mobile Home Parks

## REQUIREMENTS
The following minimum dimensions for lot area, width and floor area, together with maximum dimensions for lot coverage and structure heights, shall be required for every structure and land use in this District, except as noted:
A. **Residential** Permitted uses must meet all the requirements as in the R - 1 District.
B. **Service/Commercial Businesses Uses:**
   a. **Minimum Lot Size:** No lots shall hereafter be subdivided to provide less than 30,000 square feet of lot area
   b. **Minimum Lot Width:** One hundred (100) feet along a street upon which a lot fronts.

   c. **Minimum Yard Setbacks:**
   d. **Front Yard:** Fifty (50) feet.
   e. **Side Yard:** One hundred (100) feet minimum when a service or commercial land use is adjoining a lot with a dwelling unit, otherwise Twenty-five (25) feet for both interior and corner lots.
   f. **Rear Yard:** Fifty (50) feet when a service or commercial land use is adjoining a lot with a dwelling unit, otherwise Twenty-five (25) feet.
   g. **Maximum Structure Height:** Not to exceed thirty-five (35) feet. Accessory

# ARTICLE IV ZONING DISTRICTS

## R - 1: SINGLE FAMILY RESIDENTIAL

### DISTRICT PURPOSE

The purpose of creating Single Family Residential District, R-1, is to provide areas in the Township dedicated primarily to residential uses in which each dwelling is located on an individual lot or premises adequate in size and shape to provide for safe water supply and sewage disposal facilities, to minimize hazards of spreading fires, and to require setback from the public thoroughfare to facilitate safe exit from and entrance to the premises. The requirements are intended to protect and stabilize the basic qualities of the District, and to provide suitable and safe conditions for residential living.

The essential difference between this and any other Residential District is that a moderate density of urban type residential development will be permitted through the construction and occupancy of one-family structures on moderately sized lot areas. There is no intent to promote by these regulations for R- 1 Districts any lower quality of livability than that possible in any other Residential District.

### PERMITTED USES
A.  One family dwellings.
B.  Schools, libraries and other municipal structures and there uses.
C.  Churches.
D.  Publicly owned and operated parks, playfields, museums, and/or other recreation facilities.
E.  Home occupation.
F.  Accessory buildings, structures and use customarily incidental to the above principle uses, including gardens.
G.  State licensed or approved family day care facilities in which one to six children are cared for in a private home on less than a 24-hour basis. At least 400 square feet of outdoor play area must be provided on the premises.
H.  Essential public utility services, excluding buildings and regulator stations.
I.  Pets may be kept as long as the pet(s) are not a health hazard, nuisance, or danger to residents.
J.  Fences pursuant to Article XIV of this ordinance.

Permanent signs and billboards are prohibited in any R - 1 District. Temporary signs are allowed. Name and address plate (containing name of occupants) not exceeding 1 square foot in area is allowed.

### SPECIAL LAND USES

The following uses are allowed as Special Land Uses pursuant to the requirements of Article VIII of this Ordinance:
A.  Community colleges, including dormitory facilities and Community Center Buildings
B.  Essential public utility service buildings and regulator stations.
C.  State licensed or approved family daycare facilities for seven (7) to twelve (12) children.
D.  Two Family Dwellings
E.  Small Wind Energy Conversion Systems (WECS)
F.  Accessory buildings proposed to be constructed prior to the erection of the principal building.
G.  Communication Towers

### ACCESSORY BUILDINGS
A.  Accessory buildings are permitted, but not prior to erection of the principal buildings, unless by prior written approval of the Planning Commission.
B.  Accessory buildings shall not occupy more than fifteen (15) percent of total lot size, nor shall it be closer to any front or rear lot line than twenty-five (25) feet, or seven (7) feet, in the case of a side yard.

# Drive-way-Parking
## Sketch-Sample
### Occupancy Use Site plan

|←9'→|

Home

↑ New Driveway

Property line

←7→

Home

- - - ROW - - - Culvert - - - - ROW - - -

Address: _____

R-1 ☐
R-2 ☐
C-1 ☐
RAF ☐
* TR-1 ☐

* TR-1 Residential follows R-1 Requirements