

N10892 Lake Road  
Ironwood, MI 49938

# **CHARTER TOWNSHIP OF IRONWOOD** **OFFICE OF ZONING ADMINISTRATOR** **ZONING LAND USE PERMIT** **APPLICATION**

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.

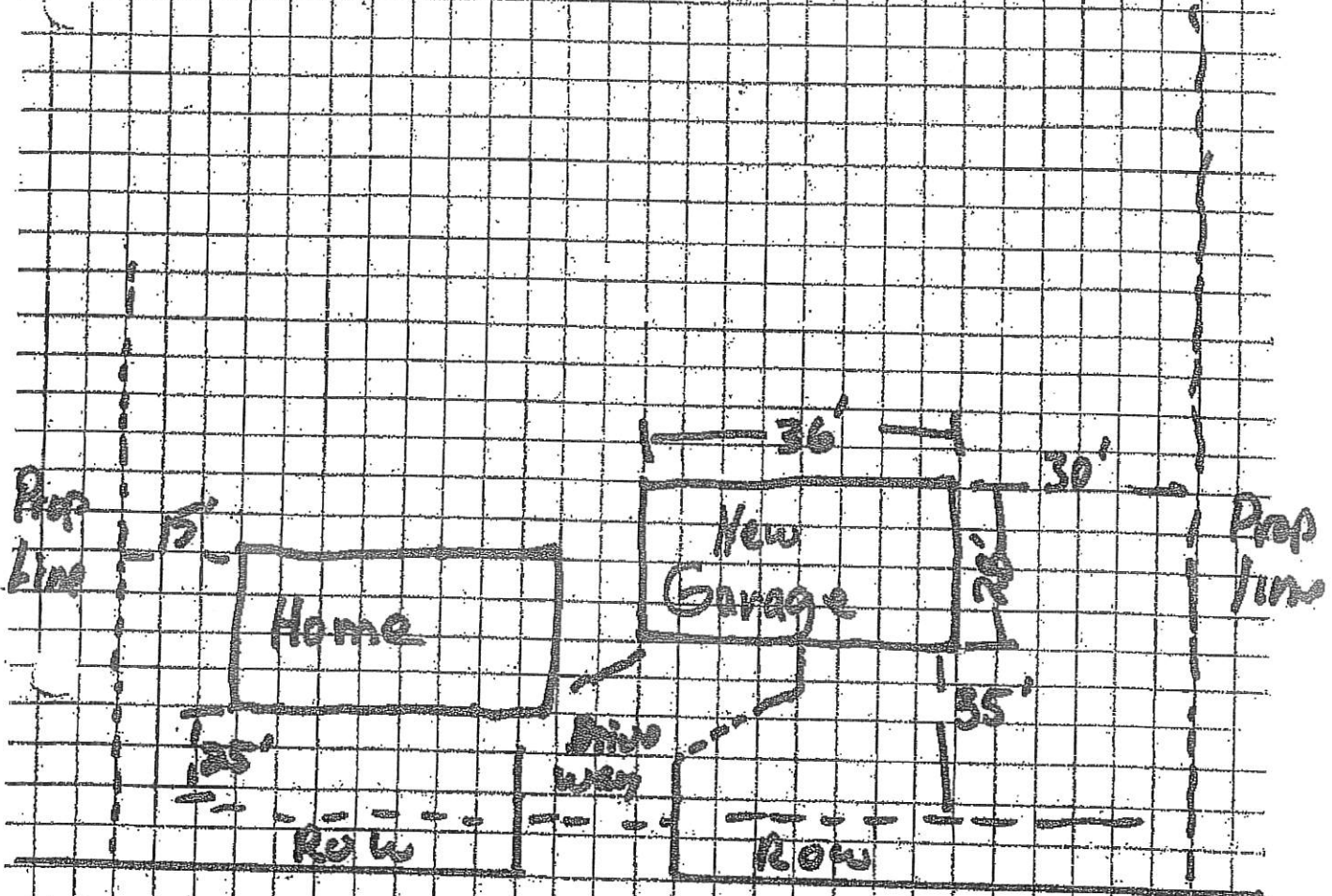
Permit Holder	
Address	
City, State, Zip Code	<b>Ironwood, MI. 49938</b>
Telephone, Home and Business	
<b>Property Owner's Name and Address if Not The Applicant</b>	
Property Owner's Name	
Address	
City, State, Zip Code	
Telephone, Home and Business	
Zoning District	
Construction Site Address	
Property Description	
Parcel Number	
Site Plan Attached	( ) Yes ( ) No
<b>PERMIT NUMBER</b>	
<b>DATE</b>	
<b>Other Information</b>	
Site Plan information For Zoning District	<p>Site Plan sketch must show setbacks on the property:            Front Yard Setback,            Side Yard Setbacks,            Back Yard Setback.            Also show structure height.            Site Plan Sketch</p>
Signed:	

Name:

Date:

# Occupancy Zoning Land Use Sample Sketch

Diagram Page No. 015 Plan  
Page 2



New Garage:  
Size: 25' x 36'  
Height: 16'

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

Not to scale

## **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.

#### **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.
- C. One accessory building, in addition to the principal garage, is permitted, but may not exceed 200 square feet.



D. No part of any front yard shall be used for an accessory building.

## 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. **Minimum Lot Area:** No lots, except as otherwise established for specifically permitted uses, shall hereafter be subdivided to provide less than 15,000 square feet of lot area. For lots without public sewage service (with wells and septic system) the minimum lot area shall be: 1) based on the approval of a septic system by the Western U.P. Health Department and 2) not smaller than the minimum lot area for lots with public water and sewage service.

B. **Minimum Lot Width:** One hundred (100) feet along a street upon which a lot fronts.

C. **Minimum Yard Setbacks:**

1) **Front Yard:** Twenty-five (25) feet.

2) **Side Yard:** Seven (7) feet minimum for both interior and corner lots.

3) **Rear Yard:** Seven (7) feet.

D. **Maximum Structure Height:** Not to exceed thirty-five (35) feet. Accessory buildings shall not exceed a height of twenty-five (25) feet.

E. **Minimum Finished Living Space:** Minimum finished living space area per family shall not be less than 900 square feet of floor area for the total of all floors.

F. **Maximum Lot Coverage:** All buildings, including accessory buildings, shall not cover more than thirty-five (35) percent of the total lot area.

G. **Parking Restrictions:** Parking of motor or recreational vehicles with greater than one(1)ton carrying capacity, boats or trailers shall be permitted to park in side and rear yards only

H. **Site Plan Review:** In addition to all previous requirements of this Section, all construction projects must prepare a scaled site plan, showing all existing and proposed buildings, utilities, parking, open spaces and roads, which must be submitted for approval to the Zoning Administrator. At the discretion of the Zoning Administrator, the plan may also be submitted for approval by the Planning Commission.

## **R - 2: MULTI-FAMILY RESIDENTIAL**

### **DISTRICT PURPOSE**

The purpose of the regulations covering this District are to provide a stable and sound family residential environment with the highest type of neighborhood related urban utilities, facilities and services. The essential difference between this and other Residential Districts, is that a relatively high density of urban type residential developments will be permitted in a variety of multi-family dwelling structures on smaller area per dwelling unit ratios.

### **PERMITTED USES**

- A. Any uses permitted in the **R-1 District**.
- B. Two Family and Multiple family dwellings.
- C. Schools, libraries and other municipal structures.
- D. Churches.
- E. Community colleges, including dormitory facilities and Community Center Buildings.
- F. Lodging and boarding facilities.
- G. Condominiums.
- H. Essential public utility services, excluding buildings and regulator stations.

Billboards and permanent signs are prohibited in any R - 2 District, except by the issuance of a Conditional Use Permit by the Planning Commission. Temporary signs are allowed.

### **SPECIAL USES**

- A. Professional offices (such as doctors, dentists and lawyers).
- B. Transient tourist parks and campgrounds.
- C. Essential public utility service buildings, regulator stations, transformer stations and substations, but not including service or storage yards.
- D. State licensed or approved family daycare facilities for seven (7) to twelve (12) children.
- E. Kennels.
- F. Billboards and Permanent signs
- G. Small Wind Energy Conversion Systems (WECS)
- H. Resorts and Commercial Recreation Areas
- I. Accessory buildings proposed to be constructed prior to erection of the principal buildings,
- J. Communication Towers
- K. Equine and Stables, are permissible with five (5) acres for the first two adult animals and an additional one (1) acre required for each additional adult animal. Stables shall be located so as to not create a nuisance because of smell or pests to the surrounding dwellings. Equine in the above shall also include llamas and similar types of animals.
- L. Mobile Home Parks

### **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 ten (10) feet, in the case of a side yard.
- C. One accessory building to be used per structure is permitted, but may not exceed 400 square feet each.
- D. No part of any front yard shall be used for an accessory building,

### **REQUIREMENTS**

The following minimum dimensions for lot area and width, the floor area, together with maximum dimensions for lot coverage and building heights shall be required for every structure and land use in this District, except as noted:

#### **A. Minimum Lot Area:**

- 1) For single and two-family dwellings, the minimum lot size requirements shall be the same as those provided in an R-1 District (Article IV, Requirements (A)).

2) For multiple family dwellings, minimum lot areas are as follows:

a) Lot Size Requirements for:

2 family dwellings 10,000 sq. ft. per family

3 - 4 family dwellings 9,000 sq. ft.

per family 5 - 6 family dwellings

8,000 sq. ft. per family 7 + family

dwellings 7,000 sq. ft. per family

b) Additional lot size requirements: any dwelling shall have a minimum building footprint to lot size ratio of 1 to 4.

c) The term dwelling units as used herein shall be interpreted to include all of the dwelling units on a parcel, which may, in order to accomplish a more desirable development, actually be contained in a number of physically separate, though functionally related buildings.

d) For lots without public sewage service (with wells and septic system) the minimum lot area shall be:

1) based on the approval of a septic system by the Western U.P. Health Department and 2) not smaller than the minimum lot area for lots with public water and sewage service.

**B. Minimum Lot Width:** One hundred (100) feet for the first two (2) dwelling units, and an additional forty (40) feet for each additional dwelling unit, that runs parallel with the front lot line. All other structures require a lot width not less than one hundred (100) feet.

**C. Minimum Yard Setbacks:**

1) **Front Yard:** Twenty-five (25) feet.

2) **Side Yards:** Ten (10) feet for interior and corner lots.

3) **Rear Yards:** Twenty (20) feet.

**D. Maximum Structure Height:** No structure shall exceed thirty-five (35) feet.

**E. Minimum Living Space:** Minimum gross floor living space area per family shall not be less than six hundred (600) square feet.

**F. Maximum Lot Coverage:** All buildings, including accessory buildings, shall not cover more than forty (40) percent of the total lot area.

**G. Minimum Specifications for group housing developments** (For purposes of this section, "group housing developments" shall mean a lot or parcel that contains more than one dwelling, apartment, or condominium building.):

1) **Between Dwellings** on the same lot or parcel: Front-to-front, rear-to-rear or front-to-rear, the minimum horizontal distance shall be fifty (50) feet for buildings one (1) story in height. This distance shall be increased by not less than ten (10) feet for every story added. The minimum distance between buildings may be decreased on one side by not more than ten (10) feet, if the distance on the other side is proportionately increased. If the buildings are staggered so as to permit free movement of air and allow ample sunlight to reach the ground, modifications may be permitted by the Planning Commission, if the planned development compensates by other space provisions.

2) **Between Ends of Buildings:** The distance shall not be less than twenty (20) feet when neither building exceeds two (2) stories and thirty (30) feet if one or both buildings exceeds two (2) stories. When the end of one building is opposite the long dimensions of an adjacent building, the minimum distance shall be thirty (30) feet if both buildings are one (1) story and forty (40) feet if at least one building is two (2) or more stories.

3) **Play Areas:** Play areas suitable for preschool children must be provided in all group housing developments. They shall preferably be located within sight of the dwelling units they serve. A minimum area of forty (40) square feet per dwelling unit shall be provided.

**H. Parking Restrictions:** Parking of motor or recreational vehicles with greater than one (1) ton carrying capacity, boats or trailers shall be permitted to park in designated parking spaces only, as

determined by the Planning Commission.

**I. Off-Street Parking and Loading and Unloading Requirements:** Must meet the requirements of the Sections entitled "Off-Street Parking" and "(Un)loading Space Requirements."

**J. Snow Storage:** On-site snow storage shall be provided for in the amount of ten (10) percent of the total required parking space. This storage amount shall be in addition to the required parking space. All snow storage and removal must be accomplished in such a manner as to not infringe on adjoining property.

Removal must be done in accordance with all Township, County, and State rules and laws and must be accomplished during normal use hours. In addition, snow removal shall be performed in such a manner as to not interfere with the public health, safety and welfare, including, but not limited to, infringement upon the rights of adjoining property and the right to unobstructed visibility near roadways.

**K. Equine and Stables** are permissible with five (5) acres for the first two adult animals and an additional one (1) acre required for each additional adult animal. Stables shall be located so as to not create a nuisance because of smell or pests to the surrounding dwellings. Equine in the above shall also include llamas and similar types of animals.

**L. Site Plan Review:** In addition to all previous requirements of this Section, all group housing developments must prepare a scaled site plan, showing all existing and proposed buildings, utilities, parking, open spaces and roads, which must be submitted for approval to the Zoning Administrator. At the discretion of the Zoning Administrator, the plan may also be submitted for approval by the Planning Commission.