

PERMIT NUMBER: _____

Village of Vanderbilt

606 Garfield
Vanderbilt, MI 49795

PHONE: 989.983.4244 * FAX: 989.983.4122

APPLICATION PERMIT-ZONING ONLY

ZONING

APPLICATION IF HERBY MADE TO:

USE ERECT REPAIR, REMODEL OR EXPAND A STRUCTURE DEMOLISH

Date:	Parcel Number:		
Township:	Zoning District:	Section:	TNIR

PROPERTY LOCATION: (REQUIRED)

Address:	City:	Zip Code:
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PROPERTY OWNER:

NAME:	Phone: ()		
Address:	City:	State:	Zip Code:
CURRENT PROPERTY USE:			
PROPOSED USE:			

CONTRACTOR:

Name:			
Address:	City:	State:	Zip Code:

DESCRIPTION OF WORK TO BE DONE:

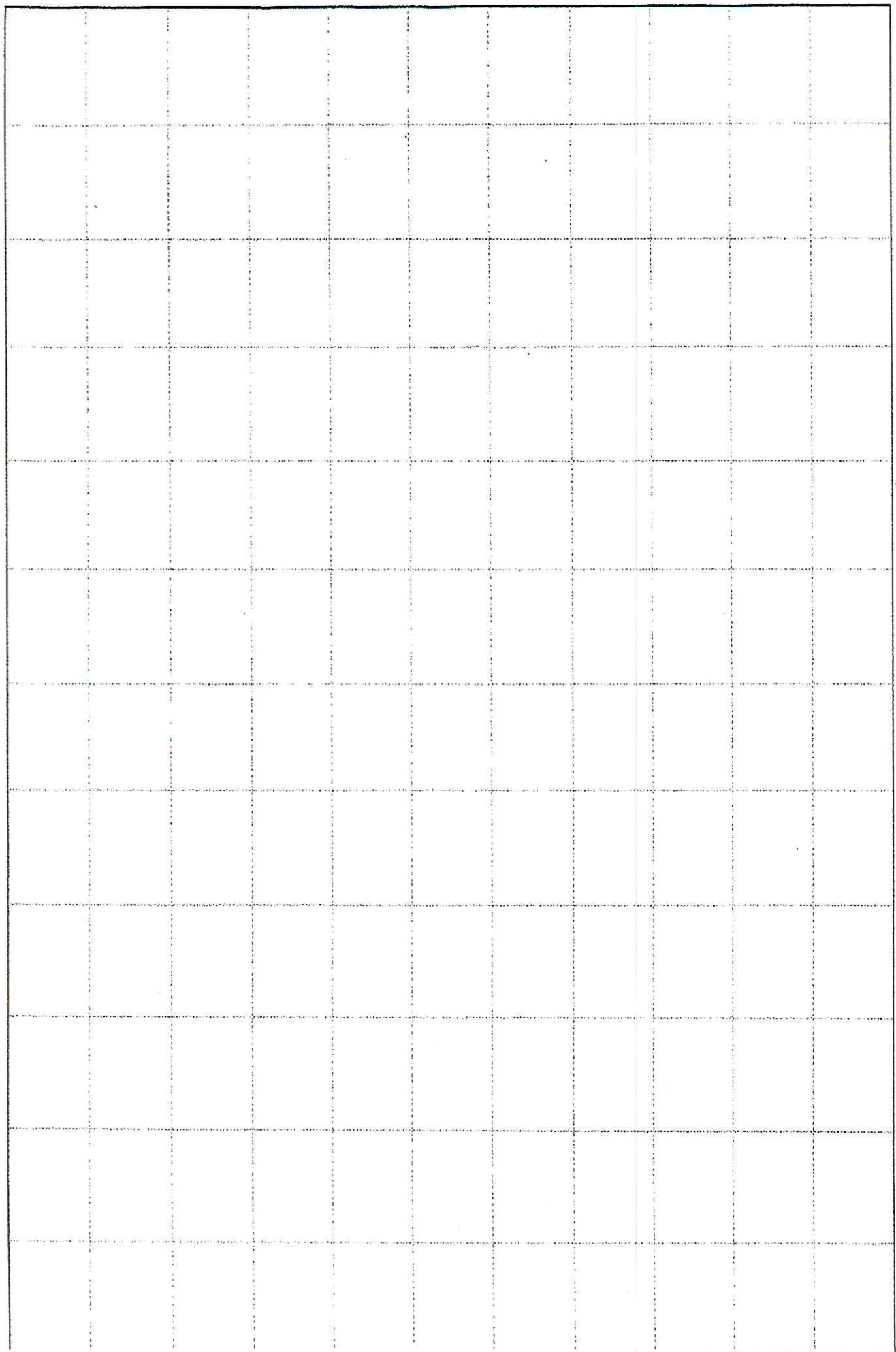
PLOT PLANS SHALL CONTAIN ALL OF THE FOLLOWING:

Plot Plan: Two (2) copies of an accurate, readable, scale drawing showing the following shall be required except in the case of minor alterations, repair and demolitions as determined by the Zoning Administrator.

- I. Name, address and telephone number of the applicant (and owner if different).
2. The location, shape, area and dimension of the lot, including setbacks and shoreland and natural river districts, if any.
3. The location, dimensions and height of the existing and/or proposed structures to be erected, altered, or moved on the lot.
4. A description of proposed use of the building(s), land or structures.
5. The proposed number of sleeping rooms, dwelling units, occupants, employees, customers and other users.
6. The yard, open space and parking lot dimensions, parking space dimensions, and number of spaces.
7. A vicinity sketch showing the location of the site in relation to the surrounding street system, and adjacent land uses within three hundred (300) feet in every direction including on the opposite side of any public street; also showing adjacent landowners.
8. Location of any septic system or drain field and well.
9. Configuration of the driveway and parking
- I O. Existing public rights-of-way or easements.
- I I. Any other information deemed necessary by the Zoning Administrator to determine and provide for the enforcement of this Ordinance.

TURN SHEET OVER FOR DRAWING AREA AND SIGNATURE LINE

Plot Plan Drawing Area:



Applicant Signature:	Date:
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OFFICE USE ONLY

Zoning District:	Parcel Size:	Type of Sign Structure:		
Setback Requirements:	Front:	Side:	Side:	Rear:
Size of Sign:	Width:	Length:	Height:	Footing:
<input type="checkbox"/> Not required		<input type="checkbox"/> Approved		<input type="checkbox"/> Denied
<input type="checkbox"/> Soil Erosion			<input type="checkbox"/> Soil Erosion Waiver	
Notes:				
Zoning Permit Number:			Soil Erosion Permit Number:	
Zoning Administrator:				Date:
Copy on file of permits from Otsego County <input type="checkbox"/> Not Required <input type="checkbox"/> Approved <input type="checkbox"/> Denied				Date:
Otsego County Inspections <input type="checkbox"/> Not Required <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Move				Date:

Construction of the principal building shall be completed within two (2) years of permit issuance.

Section 10. Repeal of Section 6.2.3.

Section 6.2.3 (Accessory Building) of the Vanderbilt Zoning Ordinance is hereby repealed in its entirety.

Section 11. Amendment to Add a New Section 6.4.

The Vanderbilt Zoning Ordinance is hereby amended to add a new Section 6.4, which shall read in its entirety as follows:

Section 6.4 Fences

1. Any person desiring to construct, enlarge, alter or reconstruct a fence shall file a written application with the Zoning Administrator and pay fifty percent (50%) of the regular zoning permit fee. The application shall contain a drawing of the proposed location of the fence on the property, the type of fencing material to be used, the legal description of the property on which the fence is to be located, and such other information as the Zoning Administrator may require to determine that the fence will not violate any provisions of this Ordinance or state law.
2. Any fence lawfully existing at the time this amendment becomes effective may continue to exist even though it does not conform to the conditions of this section. However, such nonconforming fences shall not be enlarged, altered or reconstructed unless the fence is made to conform to the provisions of this section, a permit is obtained, and the required fee is paid. Nonconforming fences shall be kept repaired and maintained or removed as required in subsection 3g, which may be done without a permit.
3. General Requirements:
 - a. All fences shall be located entirely on the applicant's property. A fence may be constructed on the common property line between two (2) lots if the owners of both lots jointly apply for the fence permit. However, the person desiring to construct the fence shall pay the required fee.
 - b. In the installation of any fence, the property owner is responsible for the location of property lines and should obtain a professional survey if necessary to determine accurate property lines. The Village of Vanderbilt shall not be held responsible for any property line or fence disputes between adjacent property owners.
 - c. Portions of the fence facing property other than the fence owner's property or facing a street right-of-way shall be finished so that the fence posts and horizontal and/or vertical fence supports are not visible from the other property or the street right-of-way.
 - d. In the instance where a fence is totally enclosed, a gate shall be provided. Gates shall not swing over a public street right-of-way, but must swing open over the fence owner's property.
 - e. No fence shall be constructed or maintained which is charged or connected with an electric current that can cause an electric shock upon contact.
 - f. Except in the A-1 and M-1 Districts, no barbed wire fence shall be constructed or maintained. No spikes, nails, barbs or other pointed instruments shall be affixed to any fence in any district.
 - g. All fences shall be maintained in good condition and shall not constitute a safety hazard. The property owner shall be required to remove any fence not maintained.

- h. No fence shall obstruct the clear vision for traffic on any street or road within the Village of Vanderbilt.
- 4. Requirements in the R-1 and R-2 Districts. In addition to the general requirements of subsection 3 above, the following regulations apply to all fences in the R-1 and R-2 Districts:
 - a. Fences located in the front yard shall not exceed a height of four (4) feet, as measured vertically from the natural grade of the ground prior to fence construction.
 - b. Fences located in a rear or side yard shall not exceed a height of six (6) feet, as measured vertically from the natural grade of the ground prior to fence construction. However, a fence located in a side yard shall not extend closer to the front lot line than the front of the principal building, unless the height is reduced to not exceed four (4) feet.
- 5. Requirements in the A-1 District. In addition to the general requirements of subsection 3 above, the following regulations apply to all fences in the A-1 District:
 - a. Fences for the enclosure of farm animals may be constructed to a height not to exceed six (6) feet along any side of the property, and barbed wire strands may be used.
 - b. Fences used for residential purposes in the A-1 District shall adhere to the R-1 and R-2 District provisions of subsection 4 above.
- 6. Requirements in the B-1, B-2 and M-1 Districts. In addition to the general requirements of subsection 3 above, the following regulations apply to all fences in the B-1, B-2 and M-1 Districts:
 - a. Fences shall not be constructed within that portion of a front yard between the street right-of-way and the front side of the principal building, unless approved by the Planning Commission as part of site plan review.
 - b. Fences in a rear or side yard shall not exceed a height of eight (8) feet, as measured vertically from the natural grade of the ground prior to fence construction.

Section 12. Amendment to Add a New Section 6.5.

The Vanderbilt Zoning Ordinance is hereby amended to add a new Section 6.5, which shall read in its entirety as follows:

Section 6.5 Mobile Homes on Individual Lots or Parcels

Mobile homes sited on individual lots or parcels and not in a mobile home park shall meet the standards for minimum lot size, yard set-backs, minimum floor area and minimum dwelling unit width for the district in which they are located and shall meet the following additional standards:

1. The unit meets the building code in effect at the time of placement in Otsego County for mobile homes.
2. The unit construction shall meet the snow load requirements for Otsego County.
3. The unit shall be firmly attached to a permanent foundation and shall be secured to the foundation by an anchoring system complying with the Michigan Mobile Home Commission Rules. The unit shall be installed according to the manufacturer's setup instructions and shall have a perimeter wall constructed of such material and types as required in the applicable building code.
4. The mobile home shall be installed with the wheels removed, and no unit shall have any exposed towing mechanism, under carriage or chassis.
5. A mobile home shall not be used as an accessory building.

Section 5.10 Dimensional Requirements by District

District	Maximum Height	Minimum Lot Size	Average Lot Width	Minimum Yard Setbacks			Maximum Lot Coverage	Minimum Lot Area per DU	Minimum Ground Floor per DU	Minimum DU Width ***
				Front	Side	Rear				
A-1	50'	10' A	500'	25'	10'	10'	NA	980 SF	14'	
R-1	35'	12,000 SF **	80'	25'	8'	10'	25%	1,100 SF	20'	
R-2	35'	12,000 SF **	80'	25'	8'	10'	30%	4,000 SF	14'	
B-1	35'	3,200 SF	25'	*	*	10'	80%	NA		
B-2	35'	8,500 SF	80'	25'	10'	10'	45%	NA		
M-1	40'	2 A	200'	40'	25'	25'	35%	NA		
MH	Following rules and regulations established by licensing agencies of the State of Michigan.									

Footnotes:

* Minimum yards are required when adjacent to an "R" District – adjacent "R" District regulations will apply.

** In order to reduce lot size to those presently platted within the Village, the Village will have to have public sewers, public water, zoning, and subdivision regulations.

*** Minimum width across any front, side, or rear of the structure at ground floor level.