

Village of Pewamo

Village of Pewamo is an equal opportunity provider and employer.

130 E. Main Street • P.O. Box 385 • Pewamo, MI 48873 • 989-593-2553

Zoning Application

Approval Date: _____

(NOT a building permit. You should check with Ionia County Building Department to see if you also need a building permit. Village policy is to forward all approved Zoning Applications on to them for their records.)

Name: _____

Address: _____

Phone/Fax: _____

Intended Use: _____

Date of Application: _____

***This application is valid for a period of one year.**

Items needed to complete your permit:

- 1) Site Plan-2 hard copies
- 2) The location, shape, area and dimensions of property
- 3) The location, dimensions, building separation, height and bulk of the existing and or proposed structures to be erected, altered or moved onto the lot.
- 4) Intended uses
- 5) Proposed number of bedrooms, dwelling units, occupants, employees, customers, or other uses.
- 6) Application fee is \$25.00 and must be submitted with the application.

Before you dig, you must contact Miss Dig to stake all utilities. Dial 811 or visit missdig811.org.

Applicant is responsible for all costs which might be incurred by the Village of Pewamo due to construction. These costs might include, but are not limited to, water lines, sewer lines, sanitary lines, sidewalks, roads, pavement and site restoration.

Zoning Administrator: _____ Date: _____

Village Clerk: _____ Date: _____

Comments: _____

How to Draw a Plot/Site Plan

A **Plot/Site Plan** is an accurate drawing or map of your property that shows the size and configuration of your property and precise location of all man-made structures (i.e., buildings, driveways fences, etc.)

A **Plot/Site Plan** should show what currently exists on your property and what is being proposed.

Plot/Site Plans are required to accompany Zoning Applications submitted to Village of Pewamo Clerk

A **plot/site plan is also extremely helpful to have** when you have questions about what you can and cannot do with your property. It will help the Zoning Officer to see specific and unique conditions of your site; it will allow you to receive more reliable, rather than general, information about your site. This is particularly important when you are applying for a zoning or building permit,

DO I NEED A PROFESSIONAL SURVEY? Most residential plot/site plans are not required to be professionally sealed and stamped if you know where your property line is. Note: Fences and public sidewalks are not necessarily on the property line; and therefore, cannot be used to determine where your property line is precisely located. If you do not know where your property line is, you may have to hire a land surveyor.

What should a Plot/Site Plan Show?

- Name and address of the property owner.
- The location and dimensions of all parking and driveway areas.
- The locations and name of all adjacent streets
- Any easements that cross the property, or other pertinent legal information.
- The property lines and their dimensions.
- Dimensions showing how far all existing structures are from at least at least two adjacent property lines.
- Dimensions showing proposed New Structure to be built,
- Identification and location of exactly what work is being proposed.

When measuring from a street line, it is important that you indicate where your dimensions are from (i.e., “center of road,” “edge of paving,” “edge of right of way,” etc.)

It is important to be as accurate and complete as possible, Zoning permits issued and approved based upon incorrect or incomplete information may be revoked.

SEE ATTACHED SAMPLE PLOT/SITE PLAN

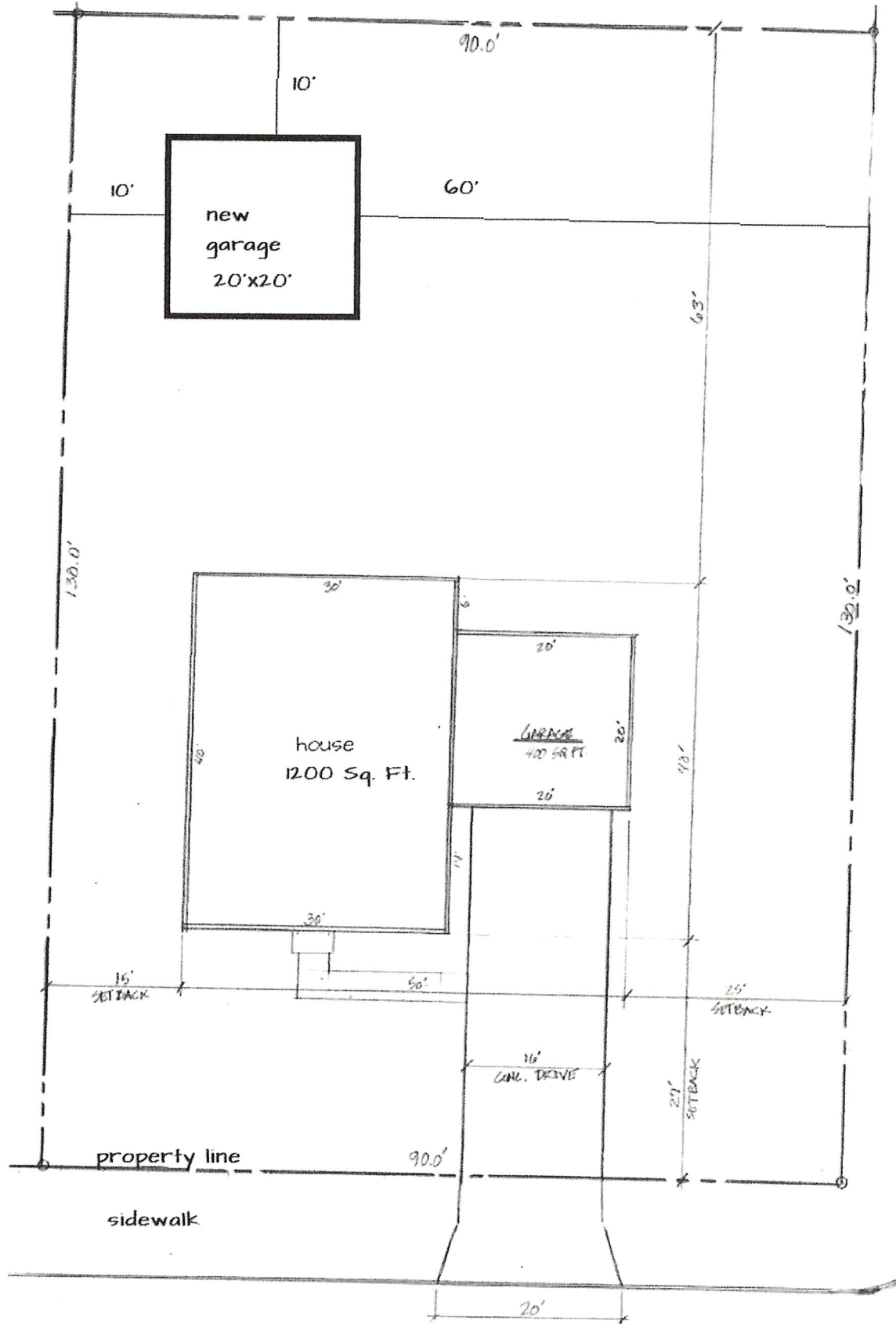
Zoning Districts

R-1 Neighborhood Conservation District – Single Family Dwellings /Two Family. Minimum lot area: (Single Family 6000 sq. ft.) (Two Family 9000 sq. ft) (All other uses 20,000 sq. ft.) Minimum Width (Single Family 60 feet) (Two family 85 ft.) (All other uses 100 ft) Required front yard 10 feet, Required rear yard 20 feet. Required side yard 5 ft. Maximum lot coverage 50%.

R-2 Low Density Single Family Residential- Single Family Dwellings Minimum lot area 8000 sq. ft. Minimum Lot Width 70 feet. Required front yard 25 ft. Required rear yard 20 feet Required side yard 10 feet. Maximum lot coverage 50%.

R-3 Multi Family Residential District – Single Family Dwellings/Two-Family Dwellings and Multiple Family Dwellings. Minimum Lot Area Single-Family and Two-Family Dwellings Same as **R-1 District**, or other uses 20,000 sq. ft. or 5000 sq. ft per dwelling unit whichever is greater. Minimum Width Single Family/Two Family Dwellings Same as **R-1 District** All other uses 100 ft. Required Front Yard, Single-Family/Two Family Dwellings same as **R-1 District**. All other uses 50 feet. Required Rear Yard Single Family/Two Family Dwellings same as **R-1 District**, All other uses 25 feet. Maximum lot coverage 50%.

For additional information refer to the Land Usage Zoning (153.060 Districts) (Section 153.063 R-1 Neighborhood Conservation District). (Section 153.064 R-2 Low Density Residential District), (Section 153.064 R-3 Multi Family Residential District).



Joe Homeowner
25 Any Street

Village of Pewamo
Ionia County, Michigan
Zoning Ordinance Chapter 153.080
(B) Amendment
Adopted: 02-13-2023

153.080 General Provision for All Zones (Accessory buildings)

Currently reads: The following regulations shall apply to all zones.

(A) Accessory buildings. All accessory buildings shall conform to the following requirements.

- (1) No accessory building may be built on any lot on which there is no principal building; provided, however, that where adjoining lots are in single ownership, they may be considered as one lot for placement of an accessory building.
- (2) Accessory building in a rear yard shall not be located closer than three feet to any lot line; provided that where said lot line is a side lot line of an adjacent lot or is alley right-of-way line, no accessory building shall be located closer than six feet thereto unless a greater distance is required by other provisions of this chapter.
- (3) Where an accessory building is located within 25 feet of a front yard on an adjacent lot, it shall meet the front yard setback requirement.
- (4) No accessory building shall be closer than six feet to any other building on the same lot.
- (5) A breezeway, or roof between an accessory building and another building must meet current building codes shall be deemed to make both structures one.

Add the following:

- (6) Architectural Compatibility. All accessory buildings shall be architecturally compatible with the principal building (i.e., building materials, roof pitch, height, etc.) A determination of architectural compatibility can be referred to the Planning Commission at the sole discretion of the Zoning Administrator.
- (7) Accessory buildings and structures cannot be built of tubular frame construction.
- (8) Accessory buildings and structures cannot be constructed of canvas, plastic film, vinyl sided, or similar material that does not provide long-term durability. This includes portable garages and car canopies.
- (9) Accessory buildings shall not be located within a dedicated easement or right of way

Accessory buildings and structures; residential districts or users.

- (A) Accessory buildings and structures shall only be located in the rear yard of an interior lot and within a side yard of a corner lot. On a thorough lot, an accessory structure may be located in the yard behind the dwelling but shall meet the front yard setback requirement for the zoning district. Detached accessory buildings and structures up to one thousand five hundred (1,500) square feet in size shall be no closer than six (6) feet from any lot line. Detached accessory buildings and structures greater than one thousand five hundred (1,500) square feet shall be no closer than twelve (12) feet from any lot line. In both instances, the setback is measured from the closest point of the building.

(B) Accessory building shall be permitted in conjunction with Table 1, Residential Accessory Building and Structures:

Table 1 – Residential Accessory Building and Structures

Lot Size	Maximum Number Of Accessory Buildings	Maximum Building Size (square feet)	Maximum Building Height (feet to Highest point)
10,000 square feet or less	1	720	16
Greater than 10,000 square Feet, up to 1 acre	1	1200	20
Greater than 1 acre up To 2 acres	2	3,000	24
Greater than 2 acres	4	6,000	28

(C) One (1) additional storage shed shall per permitted for a residential district or use not to exceed one hundred twenty (120) square feet in area.