



GRAND HAVEN CHARTER TOWNSHIP

**ZONING PERMIT APPLICATION**

Application Type	Fee
Shed (< 200 square feet)	\$25
Fence	\$25
Other	\$50

**Applicant Information** (*Applicant is responsible for doing the work*)

Name \_\_\_\_\_  
 Phone \_\_\_\_\_ Fax \_\_\_\_\_  
 Address \_\_\_\_\_  
 Email Address \_\_\_\_\_

**Owner Information** (*If different from applicant*)

Name \_\_\_\_\_  
 Phone \_\_\_\_\_ Fax \_\_\_\_\_  
 Address \_\_\_\_\_

**Property Information**

Address/Location \_\_\_\_\_  
 Parcel Number 70 - - - - \_\_\_\_\_  
 Parcel Size (*acres*) \_\_\_\_\_ Current Zoning \_\_\_\_\_  
 Lot Type Typical Lot \_\_\_\_\_ Corner Lot \_\_\_\_\_ Waterfront Lot \_\_\_\_\_

**Type of Structure** (*select one*)

- Shed Width \_\_\_\_\_ Length \_\_\_\_\_ Height \_\_\_\_\_
- Fence Height \_\_\_\_\_ Length \_\_\_\_\_ Material \_\_\_\_\_
- Other (*specify type of structure & size*) \_\_\_\_\_

**Value of Proposed Work** \$ \_\_\_\_\_

**Site Plan Drawing is included with this application?** Yes \_\_\_\_\_ No \_\_\_\_\_

I hereby attest the information on this application is, to the best of my knowledge, true and accurate.

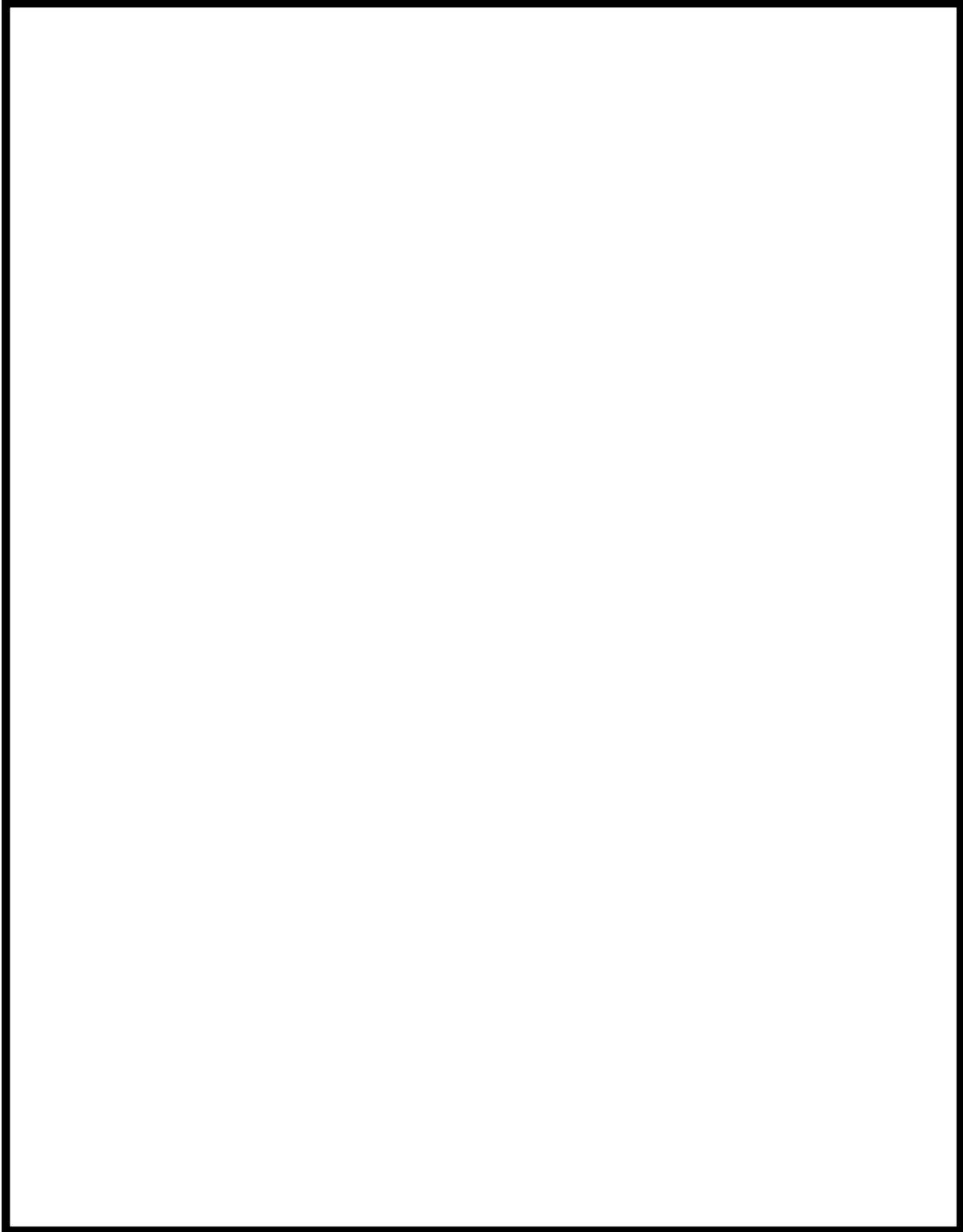
\_\_\_\_\_  
*Signature of Applicant*

\_\_\_\_\_  
*Date*

**Inspection Requirement:**  
**The applicant is required to call the Township to schedule an inspection when the work is completed**

## SITE PLAN DRAWING

Please provide a scaled drawing with details of your proposed work including setbacks to property lines, setbacks to other structures on lot, show the road location, the dimensions of the proposed structure, and any other relevant information. Use multiple pages if necessary.





Garage is structurally separate from the principal Building on the Lot.

- 2) The detached Garage shall comply with all other requirements applicable to Accessory Buildings in this Section.
- E. Residential Accessory Buildings are permitted for such uses as: storage of utility trailers, personal vehicles, recreation vehicles or equipment, yard maintenance equipment and machinery, and recreational equipment; or greenhouses or workshops for personal use, enjoyment, and pleasure of the residents of the principal Building.
- F. All uses for residential Accessory Buildings and Structures must be accessory to the use of the Dwelling Unit. No Accessory Building or Structure shall be used in the operation of a Home Occupation or business, or include Living Quarters For Human Habitation.
- G. Number of Accessory Buildings.
- 1) In districts LDR and R-1 through R-5, on Lots which are less than one (1) acre in size, one (1) residential Accessory Building is allowed.
  - 2) In districts RP, RR, LDR, and R-1 through R-5, on Lots which are one (1) acre or greater in size, two (2) residential Accessory Buildings are allowed. (amend. by ord. no. 532 eff. April 26, 2015)
- H. Size Requirements. The total floor area (defined below) of the allowed residential Accessory Building or Buildings shall be dependent on the Lot area, as outlined in the table below.

Lot Area in Acres	Maximum Total Floor Area of the Allowed Accessory Building or Buildings
Less than one (1) acre	600 square feet
One (1) acre, but less than two (2) acres	960 square feet
Two (2) acres, but less than five (5) acres	1,200 square feet
Five (5) acres, but less than ten (10) acres	1,600 square feet
Ten (10) acres, but less than fifteen (15) acres	2,000 square feet
Fifteen (15) acres, but less than twenty (20) acres	2,400 square feet
Twenty (20) acres or more	3,000 square feet

The term “total floor area” as used in this subsection means the sum total Useable Floor Area of the Ground Floor of all residential Accessory Buildings situated or permitted on a Lot. Total floor area also includes the area under an attached or unattached lean-to structure, or roof overhang greater than three (3) feet, or other similar sheltered area.

I. Height Restrictions.

- 1) The height of a detached Accessory Building shall be measured from the Ground Floor to the top of the roof, for the purposes of this section.
- 2) In all residential zoning districts, on Lots of less than one (1) acre, no detached Accessory Building shall exceed twenty (20) feet in height. (amend. by ord. no. 532 eff. April 26, 2015)
- 2) In all residential zoning districts, on Lots of one (1) acre but less than two (2) acres, no detached Accessory Building shall exceed twenty-two (22) feet in height.
- 3) In all residential zoning districts, on Lots of two (2) acres but less than five (5) acres, no detached Accessory Building shall exceed twenty-nine (29) feet in height.
- 4) In all residential zoning districts, on Lots of five (5) acres or more, no detached Accessory Building shall exceed thirty-five (35) feet in height.

J. Location Requirements.

- 1) Accessory Buildings and Structures are not allowed in any Front Yard or any required Side Yard.
- 2) Accessory Buildings and Structures shall not occupy more than twenty-five percent (25%) of the Rear Yard.
- 3) An Accessory Building shall not be located closer than twenty-five (25) feet to any Principal Building.
- 4) An Accessory Structure shall not be located closer than five (5) feet to any Side Lot Line or Rear Lot Line.

K. Setbacks.

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ZONING ORDINANCE

- 1) Setbacks shall be measured from the point of the Accessory Building or Structure which projects furthest from the Accessory Building or Structure toward the Front, Side, or Rear Lot Line, as the case may be, such as the outer edge of the roof eave of the Accessory Building.
- 2) Accessory Buildings and Structures shall be set back in accordance with the following table:

Accessory Building or Structure Size in Total Area (Gross Floor Area for Accessory Building)	SETBACKS			
	Principal Building	Side Lot Line	Rear Lot Line	Other Accessory Building or Structure
Less than 150 square feet	5 feet	5 feet	5 feet	5 feet
150 to less than 600 square feet	25 feet*	10 feet	10 feet	18 feet
600 to less than 960 square feet	25 feet*	15 feet	15 feet	18 feet
960 square feet or greater	25 feet	25 feet	25 feet	18 feet
* Detached Garages that are 600 square feet or less may be located six (6) feet from the Principal Building				

- 3) No Accessory Building or Structure may be located closer than twenty-five (25) feet to the edge of any Private Street or Public Street.
  - L. Swimming pools, pool houses, and storage sheds with a total floor area of one hundred and twenty (120) square feet or less are regulated in Section 20.15 of this Ordinance.
  - M. Fences are regulated in Section 20.12 of this Ordinance.
2. Nonresidential Accessory Buildings and Structures.
  - A. Accessory Buildings and Structures may be erected in any nonresidential zoning district only as an accessory to an existing Principal Building (which includes being built simultaneously with the construction of the Principal Building).
  - B. Accessory Buildings and Structures may not be constructed, or if constructed may not remain, on a Lot without a Principal Building.
  - C. If the function of an Accessory Building is integrated into the permitted Principal Building, the space shall comply in all respects with the requirements of this Ordinance that apply to the permitted Principal Building, including but not limited to Setback requirements, unless specifically stated to the contrary herein.

- D. Size Requirements.
- 1) The term “total floor area” as used in this subsection, means the total Useable Floor Area of the Ground Floor of all Accessory Buildings situated or permitted on a Lot.
  - 2) The total floor area occupied by the Accessory Buildings may exceed the Gross Floor Area of the Principal Building on the Lot.
  - 3) The Useable Floor Area of the Ground Floor of the Principal Building and the total floor area occupied by all Accessory Buildings shall not exceed the maximum Lot coverage permitted in each district.
- E. No Accessory Building or Structure shall exceed the Building Height for Principal Buildings in the district in which it is located.
- F. Location Requirements.
- 1) Except for canopy roofs, as defined in this Ordinance, Accessory Buildings or Structures are not allowed in any Front Yard or any required Side Yard.
  - 2) Accessory Buildings and Structures shall not occupy more than twenty-five percent (25%) of the Rear Yard.
- G. Setbacks are measured from the point of the Accessory Building which projects furthest from the Accessory Building toward the Front, Side, or Rear Lot Line, as the case may be. Typically, this means the Setback requirement will be measured from the outer edge of the roof eave of the Accessory Building. The following Setback requirements must be met:
- 1) Accessory Buildings shall meet all Setback requirements for the zone district in which they are located.
  - 2) A detached Accessory Building shall not be located closer than twenty-five (25) feet to any Principal Building, and at least eighteen (18) feet to another Accessory Building.
- H. Canopy roofs.
- 1) Canopy roofs such as those for gas pump islands accessory to automobile service stations and other uses, drive-in restaurants, banks, and other similar uses shall be permitted to encroach into any required Yard, provided that a

minimum Setback of fifteen (15) feet is maintained from any property line.

- 2) The height of the canopy roof shall not exceed fourteen (14) feet and shall be open on all sides.
- 3) The colors and design of the canopy shall be compatible with the Principal Building on the Lot.
- 4) Lighting on or within the canopy shall comply with the requirements of Chapter 20A of this Ordinance.
- 5) Signs on the canopy shall comply with the wall sign provisions of Chapter 24 of this Ordinance. (amend. by ord. no. 514 eff. November 4, 2012)

**15.2012 SECTION 20.12 FENCES**

1. Fences on all lots in all districts are permitted in any yard following the issuance of a permit by the Zoning Administrator.
2. The fence shall not contain barbed wire, electric current, broken glass, or other sharp or hazardous edges. Chain link fences shall not have sharp wire edges exposed. However, the use of barbed wire, electric current, sharp or hazardous edges, or wire of similar nature is permitted in the AG and RR districts, if the use of such wire is reasonable related to a permitted use or special land use of the property which is being utilized.
3. Fences shall not extend into any street right-of-way.
4. A fence which encloses a public park, public playground, or similar public use located within a residential district shall not exceed eight (8) feet in height and shall not contain materials which obstruct vision to an extent greater than fifty percent (50%) of its vertical plane. Such fence may be located in any yard without regard to the height limitations of subparagraphs D and E of this Section. (ord. no. 518 eff. June 26, 2013)
5. A fence within a front yard or side yard abutting a street shall not exceed four (4) feet in height, except as otherwise permitted in this Section, and shall not contain materials which obstruct visions to an extent greater than fifty percent (50%) of its vertical plane. (ord. no. 518 eff. June 26, 2013)
6. Fences within a rear yard or interior side yard shall not exceed six (6) feet in height, except as otherwise permitted in this Section, provided that such fences may not exceed four (4) feet in height when located within the front setback line of adjacent residential premises if such setback line were extended onto the premises served by such fences.

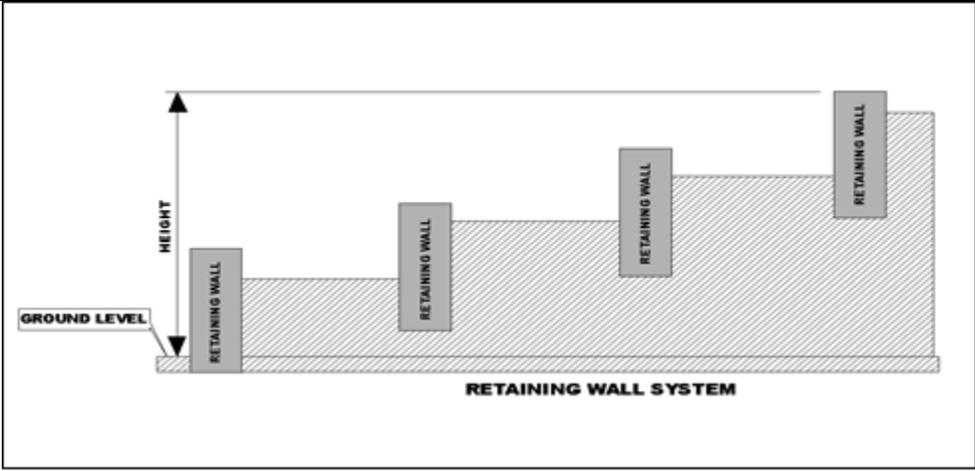
7. The Zoning Administrator may permit the construction of customary or necessary fences, which enclose tennis courts, or other areas of sport activity where such fences will not impede vision or unnecessarily block the view from any adjacent property.

**15.2016 SECTION 20.16 DOMESTIC ANIMALS AND PETS**

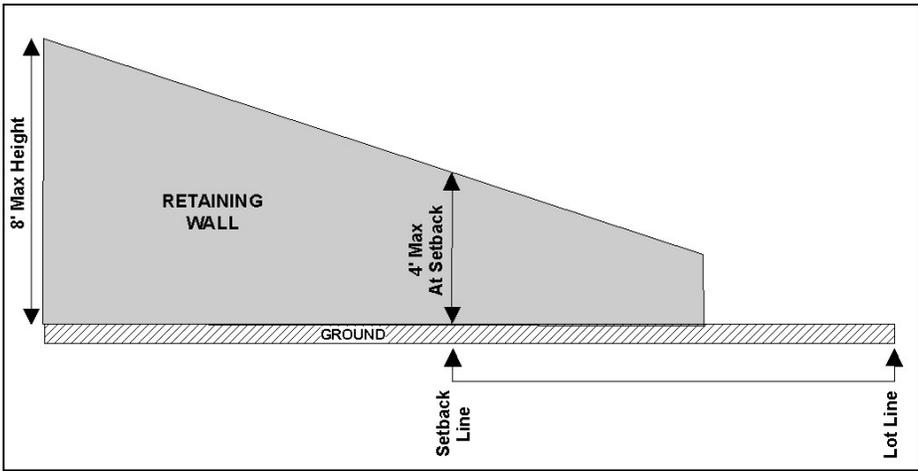
1. "Domesticated pets" or "household pets", for the purpose of this Section, shall mean those animals commonly domesticated as pets and kept in homes. Examples include, but are not limited to: dogs, cats, birds, aquatic animals, rabbits, small rodents, and similar animals, which do not present an unusual risk to persons or property.
2. The keeping of domesticated or household pets is permitted as an accessory use in any zoning district; provided, however, that no more than four (4) domesticated or household pets, or any combination thereof which totals no more than four (4), may be kept as a use accessory to any one (1) dwelling unit. A litter of dogs or cats which results in the temporary keeping of a number of domesticated or household pets, or combination thereof which exceeds four (4) shall not be deemed a violation of this Subsection until the litter of dogs or cats reaches the age of six (6) months.
3. The keeping of any other domestic farm-type animals such as horses, cattle, goats and poultry, but not including pigs, as an accessory use may be permitted in residential districts, if authorized by the Zoning Administrator. This Subsection shall not apply to the keeping of chickens in compliance with all requirements of Subsection 4. In considering authorization for keeping of certain animals, the Zoning Administrator shall consider the following:
  - A. The land area where such animals are to be housed;
  - B. The proximity of the accessory building in which the animals are to be housed to other residential structures;
  - C. Whether or not noise or odors are likely to adversely affect the use of adjoining properties of the surrounding neighborhood; and
  - D. For each district these additional standards shall be considered by the Zoning Administrator.
    - 1) In districts RP, RR, LDR, and R-1 through R-4, the keeping of domestic farm-type animals may be allowed subject to the following limitations:
      - a) The minimum area of a lot on which approval may be given to keep such animals shall be five (5) acres;

- b) No more than two (2) such animals may be kept on a lot the area of which is five (5) acres, and each additional such animal over the two (2) in number shall require a further area of two and one-half (2 ½) acres;
  - c) Any building in which any such animal is kept shall be located not closer than sixty (60) feet to any boundary line of the lot or the right-of-way line of any street;
  - d) The keeping of any such animal shall be for recreational purposes only; and
  - e) The area in which any such animal is kept shall be securely fenced so as to restrict such animal to the lot for which keeping has been authorized. (amend. by Ord. 493 eff. December 28, 2010)
4. The keeping of chickens as an accessory use may be permitted in residential districts if authorized by the Zoning Administrator. In considering authorization for chickens, the Zoning Administrator shall require that all of the following requirements are met.
- A. The keeping of chickens shall not be permitted in any platted subdivision, or condominium, or site condominium development that is zoned in the R-1, R-2, R-3, R-3.5 or R-4 District, or which is zoned in a residential Planned Unit Development District having a parallel plan based on the development density permitted by the R-1, R-2, R-3, R-3.5 or R-4 District. This prohibition shall not apply to lots or parcels within a Supervisor's Plat.
  - B. Subject to the prohibition stated above in Section A, the minimum lot size required for the keeping of chickens shall be one (1) acre.
  - C. No more than four (4) chickens may be kept on any lot.
  - D. The principal use of the lot must be for a single-family dwelling or a two family dwelling.
  - E. Roosters shall not be permitted.
  - F. The slaughtering of any chicken is prohibited.
  - G. Chickens must be provided with and kept within a covered enclosure at all times. Chickens shall not be allowed to roam the lot or any other property.





- 2. Setbacks.
  - A. A **Retaining Wall**, which does not at any point exceed four (4) feet in height, must have a **Setback** of at least two (2) feet from all **Lot Lines**.
  - B. For any portion of a **Retaining Wall** which exceeds four (4) feet in height, such portion must meet the applicable front **Setback**, rear **Setback** and side **Setbacks** for the **Lot** in the designated **Zoning District** (see graphic).



- C. The minimum **Setbacks** described above apply whether the **Retaining Wall** is attached to a **Building** or other **Structure** or is freestanding.
- D. A guardrail, fence, or other restraining device may be placed on top of a **Retaining Wall** and shall not be considered as part of the height of the **Retaining Wall**. **Retaining Walls** over thirty (30) inches above ground level, and located within thirty-six (36) inches of a walking surface (e.g. walkway, driveway, porch, patio, deck, etc.)

shall have a guard which complies with the current State Construction Code. Any guardrail, fence, or other restraining device must also comply with the provisions in Section 20.12 of this Ordinance.

- E. In spite of the above minimum **Setbacks** for **Retaining Walls**, a **Retaining Wall** may terminate at a **Lot Line** if it directly abuts a **Retaining Wall** on the adjacent **Lot** and if it is structurally independent from any **Building** or other **Structure** on its own **Lot**.
- F. In the C-1 and the I-1 Districts, a **Retaining Wall** which does not exceed four (4) feet in height may terminate at the **Lot Line** as long as the general design standards specified below are met.

3. General Design Standards.

- A. The placement, location and design of a **Retaining Wall** shall not modify or alter drainage patterns.
- B. Excavation needed for the placement, location and design of a **Retaining Wall** shall not cause the removal of, or damage to trees or vegetation on an adjacent lot. If necessary, a non-disturbance area will be specified by the Township.

4. Required Approvals.

- A. The Zoning Administrator shall initially review a proposed **Retaining Wall** to verify its height and **Setback**. The Township Engineer may be asked to conduct a more thorough review.
- B. All **Retaining Walls**, except those approved as part of a building permit, site plan review, special land use permit, planned unit development approval, or some other regulatory review and approval by the Township require a **Zoning Permit**.
- C. An application for approval of approval of a **Zoning Permit** for a **Retaining Wall** include a dimensioned plan showing the location of the **Retaining Wall**, two (2) feet contours (existing and proposed), and all **Buildings** and **Structures** within twenty-five (25) feet of the proposed **Retaining Wall**; proposed material for construction of the **Retaining Wall**; construction detail; and drainages provisions.
- D. **Retaining Walls** must also meet all applicable requirements of the State Construction Code.