



GRAND HAVEN CHARTER TOWNSHIP

ZONING PERMIT APPLICATION

Application Type	Fee	Application Type	Fee
Fence	\$40	Chickens	\$75
Shed (≤200 sqft)	\$40	Livestock	\$75
Outdoor Pond	\$75	Others	\$75

Typical regulations are included with the application. Others can be found at www.ghet.org/zoning

Applicant Information (Applicant is responsible for doing the work)

Name _____
Phone _____
Address _____
Email Address _____

Owner Information (If different from applicant)

Name _____
Phone _____
Email Address _____

Property Information

Address/Parcel No. _____
Parcel Size (acres) _____ Current Zoning _____

Type of Structure (select one)

- Shed Width _____ Length _____ Height _____
- Fence Height _____ Length _____ Material _____
- Chickens/Livestock _____
- Outdoor Pond _____
- Other (retaining walls, PODs, etc.) _____

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.

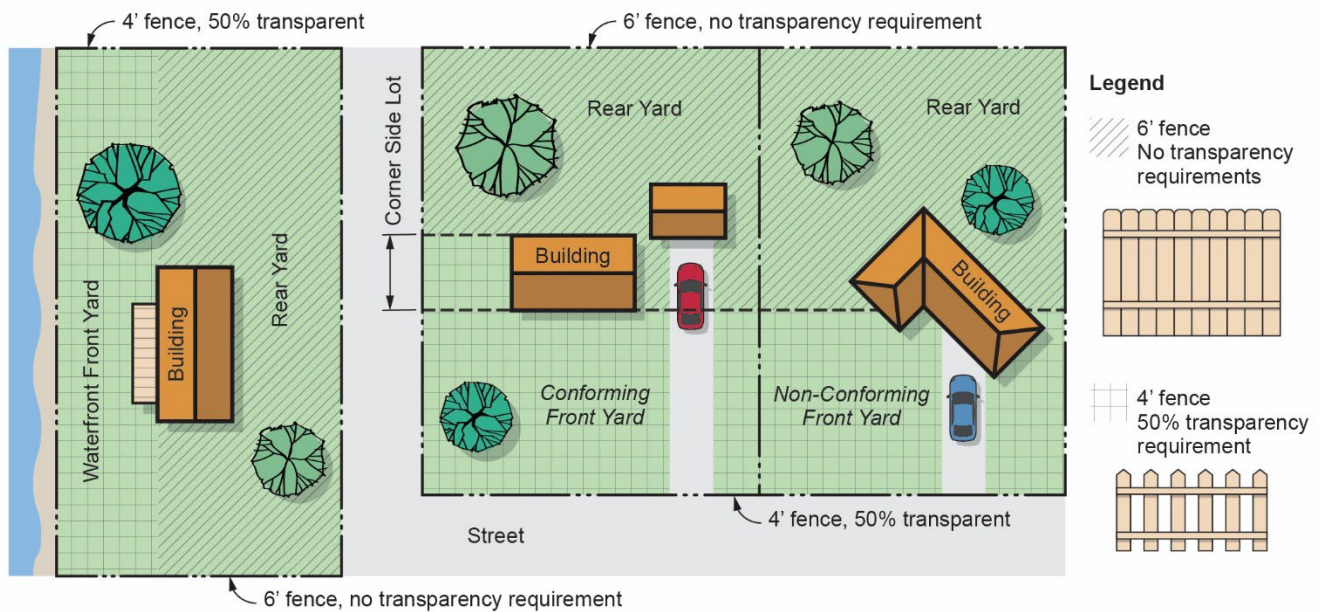
Tip: use an aerial map to draw the Site Plan,
go to <https://gis.miottawa.org>, and
click Property Mapping Lite



FENCES AND WALLS.

- (A) Fences on all lots in all districts are permitted in any yard following the issuance of a permit by the Zoning Administrator.
- (B) 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, RP, RR, or I-1 districts, if the use of such wire is necessary for security for a permitted use or special land use of the property which is being utilized.
- (C) Fences shall not extend into any street right-of-way.
- (D) 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 be at least fifty percent (50%) transparent, meaning that at least fifty percent (50%) of the total area between grade and four feet vertically, and between the ends of the fence horizontally, must be see-through. Fifty percent (50%) transparent fence designs may include, but are not limited to picket, chain link, split rail, and wrought iron.
- (E) 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.
- (F) The Zoning Administrator may permit the construction of customary or necessary fences, which may be needed due to the operation, or safety/security needs of the site, where such fences will not impede vision or unnecessarily block the view from any adjacent property.

Figure 10-3: Fences



Fence Allowances



ACCESSORY STRUCTURES.

(A) Prohibited Accessory Buildings and Structures. The following shall not be used as an accessory structure on any residential lot:

- (1) Shipping Containers, Include Semi-Trailers;
- (2) Manufactured Mobile Homes;
- (3) Inoperable Vehicles;
- (4) Boats or Other Watercraft; and
- (5) Recreational Vehicles (RVs)/Motor Homes/Travel Trailers.

(B) Exempt Accessory Buildings and Structures. The following residential accessory structures shall be exempt from the regulations of this section, except for the regulations listed below.

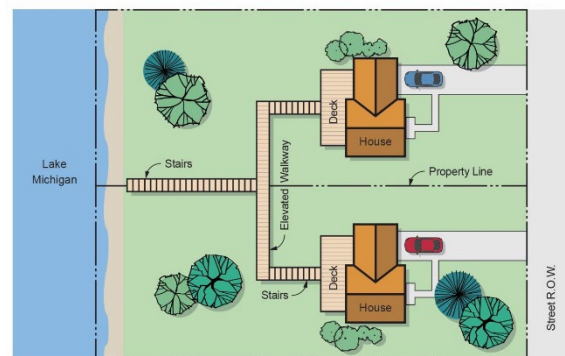
- (1) **Childhood Amenities.** Playground equipment, treehouses, lemonade stands, playhouses, and other similar amenities shall be exempt from this section, except they must be setback at least three (3) feet from all side and rear lot lines.
- (2) **Structures without Walls.** Gazebos, pergolas, and other permanent structures without walls shall be exempt from this section, except they must maintain the required setbacks for accessory structures. These structures shall not be used for storage.
- (3) **Elevated Walkways.** Elevated walkways, along with decks or landings, that meet the standards of the Michigan Department of Energy, Great Lakes, and Environment to be constructed in a High Risk Erosion Area and/or Critical Dune Area shall be exempt from this section. Elevated walkways are permitted to be shared by two (2), or more, adjacent property owners, and does not have setback requirements, meaning it can cross lot lines.

(a) Landings, which shall be defined as flat areas of the walkway that are deeper than a stair but not wider than the stairwell they connect to, shall be considered part of the elevated walkway and shall not be required to be set back from property lines.

(b) Decks, which shall be defined as flat areas of the walkway that are deeper than a stair and wider than the stairwell they connect to, shall be required to be set back at least five (5) feet from all property lines. Decks shall also be subject to the following standards:

- (i) There shall be no maximum size of a deck.
- (ii) Decks shall not count against the maximum number of accessory structures.

Figure 10-1: Elevated Walkways



(C) Residential Accessory Buildings and Structures.

- (1) **Zoning Districts.** Accessory buildings and structures may be erected in any zoning district only as an accessory to an existing main building (which includes being built simultaneously with the construction of the main building).



- (2) **Main Building Requirement.** Accessory buildings and structures may not be constructed, or if constructed may not remain, on a lot without a main building. The Zoning Administrator shall have the authority to grant a temporary exception to this prohibition, subject to reasonable conditions, if the Zoning Administrator finds the temporary exception is consistent with the purposes of this Ordinance, as described in [Section 1.02](#).
- (3) **Elements of the Main Buildings.** All buildings and portions of buildings connected to the main building shall be considered an element of the main building (e.g., an attached garage), and shall therefore comply in all respects with the requirements of this Ordinance that apply to the permitted main building, including but not limited to setback requirements, unless specifically stated to the contrary herein. The term “connected” shall mean the space shares a common wall with the main building or is connected by an enclosed breezeway.
- (4) **Permitted Uses.** Permitted uses of residential accessory buildings include storage of utility trailers, personal vehicles, recreation vehicles or equipment, yard maintenance equipment and machinery; or greenhouses or workshops for personal use, enjoyment, and pleasure of the residents of the dwelling unit.
- (5) **Residential Purposes.** All uses for residential accessory buildings and structures must be accessory to the use of the dwelling unit.
- (6) **Number of Accessory Buildings and Structures.** The number of accessory buildings shall comply with the table below.

Lot Area in Acres	Maximum Number
Less than one (1) acre	2
One (1) acre, but less than ten (10) acres	3
Ten (10) acres, but less than twenty (20) acres	4
Every additional ten (10) acres	1 per 10 acres

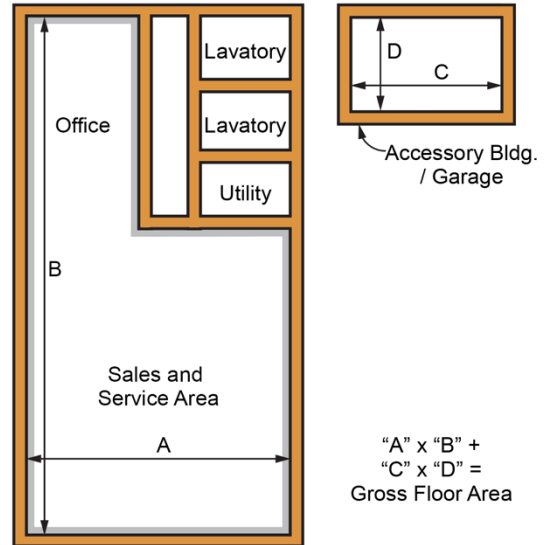
- (7) **Size Requirements.** The total floor area (defined below) of the allowed residential accessory building(s) shall be dependent on the lot area, as outlined in the table below.

Lot Area in Acres	Maximum Total Floor Area of the Allowed Accessory Building(s)
Less than one-half (½) acre	720 square feet
One-half (½) acre, but less than one (1) acre	1,000 square feet
One (1) acre, but less than two (2) acres	1,500 square feet
Two (2) acres, but less than five (5) acres	2,000 square feet
Five (5) acres, but less than ten (10) acres	2,500 square feet
Ten (10) acres, but less than fifteen (15) acres	3,000 square feet
Fifteen (15) acres, but less than twenty (20) acres	3,500 square feet
Twenty (20) acres or more	4,000 square feet
Every additional five acres:	2,000 additional square feet



- (8) 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 lean-to structure, or roof overhang greater than three (3) feet, or other similar sheltered area.
- (9) **Height Restrictions.** An accessory building can be up to twenty-four (24) feet in height, or the height of the Main Building, whichever is greater. See [Section 2.08](#) – Building Height, for measurement method.
- (10) **Setbacks.**
 - (a) Setbacks shall be measured from the foundation of the accessory building or structure. A cantilever or overhang may extend no more than three (3) feet into the required setback.
 - (b) Accessory buildings and structures shall be setback in accordance with the following table:

Figure 10-2: Floor Area



Floor Area

Usable Floor Area

Accessory Building or Structure Area <i>(interior square footage)</i>	Setbacks Main Building, Side and Rear Lot Lines, and Other Accessory Structure(s)
200 sf or less	5 feet
201 – 600 sf	10 feet
601 – 2,000 sf	15 feet
2,001 sf or more	25 feet
Shall be setback at least twenty-five (25) feet from any road right-of-way	

- (11) **Location Requirements.**
 - (a) Accessory buildings and structures are not permitted in the front yard, or any required side yard.
 - (b) Accessory buildings and structures shall not occupy more than twenty-five percent (25%) of the rear yard.

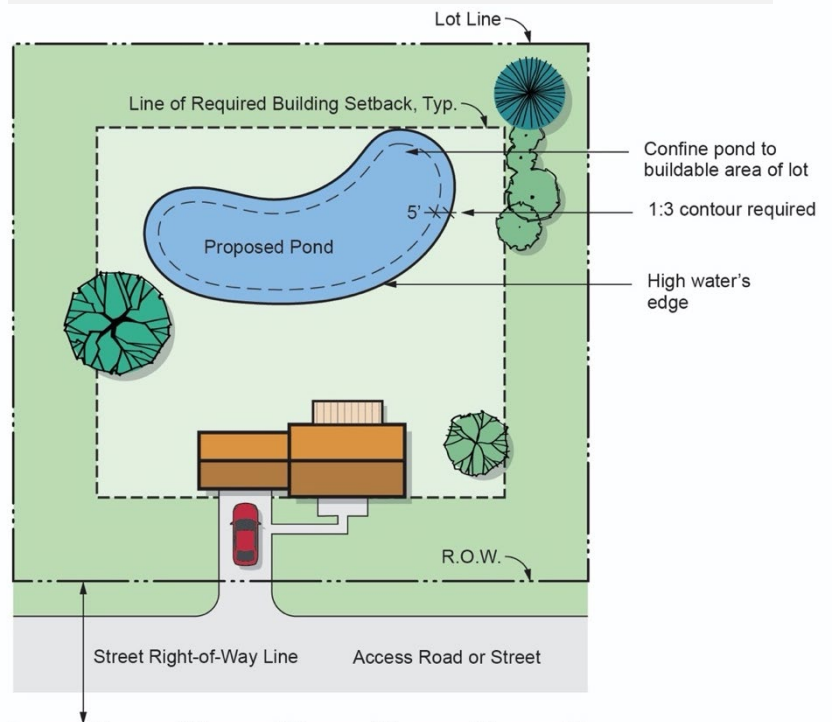


PONDS.

(A) **Outdoor Ponds.** Ponds shall be permitted in any Zoning District but shall require approval under this Ordinance. The following types of ponds shall require the following approvals:

- (1) All ponds under five (5) acres in area: Zoning Permit from the Zoning Administrator
- (2) All ponds over five (5) acres in area: Special Land Use Approval, including demonstrating approval from the State of Michigan if required.
- (3) Must meet the front, side, and rear setback requirements for Main Buildings for the zoning district they are located within.
- (4) An aerator, or similar device, shall be required to prevent stagnant water that could cause or spread disease or otherwise cause conditions that are hazardous to the public health.
- (5) No pond shall be used for commercial sales. However, spoils from the construction of the pond may be reused on the same property or sold.
- (6) The slope at the outer edge of the pond shall be 1:3, that is one (1) foot of depth per three (3) feet of horizontal distance. This slope must continue until a depth of five (5) feet below the water's surface is reached.
- (7) Ponds shall be designed to prevent erosion and shall not have any negative impacts on surrounding properties. Ponds cannot cause or contribute to the erosion of any nearby land.
- (8) The emptying system of a pond shall be designed to prevent any negative impacts on surrounding property. All ponds should empty into a storm drain or other approved watercourse. Discharge into a public sanitary sewer is strictly prohibited.
- (9) If a discharge pipe is to be used it shall have a direct outlet to a county drain. If the pipe does not have a direct outlet, then it shall not exceed 4" in diameter and be constructed with galvanized iron or such other standard and durable material as may be approved by the Zoning Administrator.
- (10) Ponds shall be subject to all applicable County, State, and Federal requirements.

Figure 3-1: Ponds



KEEPING OF ANIMALS.

- (A) All domesticated animals must be kept in safe and sanitary conditions appropriate to their species and in compliance with all County, State, and Federal standards.
- (B) The following domesticated animals may be kept on a residentially zoned lot.
 - (1) **Pets.** Up to 5 pets may be kept in any dwelling unit. Animals under six months in age shall not be counted towards the limit. Approved kennels and pet daycares may exceed those limits. Landlords, homeowners' associations, or similar entities may regulate the number of pets per dwelling unit but shall not permit more than five total pets (over six months in age) per dwelling unit. Pets may only reside permanently on non-residential property in approved kennels, pet daycares, and retail operations that sell pets. The Zoning Administrator shall have the jurisdiction to determine that an animal is considered a pet under this ordinance, based on the definition in [Chapter 21](#). Appeals of the decision of the Zoning Administrator shall be to the Zoning Board of Appeals.
 - (2) **Livestock.**
 - (a) A Zoning Permit shall be required to keep livestock on a lot, except in the AG district, where no permit shall be required. The Zoning Administrator shall have the jurisdiction to determine that an animal is considered livestock under this ordinance, based on the definition in [Chapter 21](#). Appeals of the decision of the Zoning Administrator shall be to the Zoning Board of Appeals.
 - (b) Intensive Livestock Operations shall require Special Land Use Approval in the AG district and are prohibited in all other districts. If approved, Intensive Livestock Operations shall be exempt from the limits in Subsection (f) below.
 - (c) All structures for the keeping of livestock shall be set back at least sixty (60) feet from all lot lines and be constructed and maintained so that odor, dust, noise, and drainage shall not create a nuisance or hazard to adjoining properties.
 - (d) All manure shall be stored at least one hundred (100) feet from any property line and the all manure handling must follow the State of Michigan's Generally Accepted Agricultural Management Practices.
 - (e) Horses shall be provided with a covered shelter and an outdoor fenced area of adequate size to accommodate all horses kept on the premises.
 - (f) In the AG District, there shall be no maximum number of livestock on a lot, provided that the lot meets the relevant GAAMPs.
 - (g) Livestock and other farm-type animals listed in the table below are prohibited in the R-3, R-4, C-1, C-2, and I-1 Districts.
 - (h) The following number of livestock shall be allowed on a given lot.

Livestock	RP and RR	R-1 and R-2
Cattle, Horses, Sheep, Goats, etc. (i)	1 per acre, in any combination	Prohibited on lots under 3 acres On lots over 3 acres, 1 per acre, in any combination
Pigs	Prohibited	Prohibited
Chickens	1 per 0.1 acres (ii)	(ii)
Poultry and Livestock Birds, other than Chickens	Prohibited	Prohibited



- (i) “Cattle, Horses, Sheep, Goats, etc.” may include all other fur-bearing livestock not specifically listed at the discretion of the Zoning Administrator.
 - (ii) Chickens in the RP, RR, R-1, and R-2 districts shall be subject to the following:
 - a) In the R-1, and R-2 districts, all lots except those in platted subdivisions (other than assessor’s plats and supervisor’s plats) or site condominiums may have up to four chickens. Lots over two (2) acres may have an additional chicken per quarter of an acre (0.25 acres), up to 15 chickens. In calculating the permitted number of birds, the number of acres shall be rounded down to the nearest tenth of an acre.
 - b) Roosters shall not be permitted.
 - c) The slaughtering of any chicken is prohibited.
 - d) 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.
 - e) The enclosed area where the chickens are kept shall be located within the rear yard and shall be setback at least twenty (20) feet from any side or rear lot line.
 - f) The enclosed area where the chickens are kept shall be maintained in a clean and neat manner at all times.
 - g) Materials used to construct the enclosed area shall exclude tarps, plastic, fabric, rubber, paper, cardboard, or other non-traditional building materials.
 - h) Chicken feed must be kept in rodent-proof, sealed containers.
- (C) **Exotic or Wild Animal.** The keeping of exotic or wild animals shall be prohibited on all lots, except where a human occupant of the lot has a valid permit or license from the State of Michigan to keep the animal. An up-to-date copy of the permit or license must remain on file with the Township at all times, and all provisions and conditions of the permit or license must be met at all times. An exotic or wild animal permitted to be kept as described in this section shall count towards the maximum number of pets permitted on a site. The Zoning Administrator shall have the jurisdiction to determine that an animal is considered exotic or wild under this ordinance, based on the definition in [Chapter 21](#). Appeals of the decision of the Zoning Administrator shall be to the Zoning Board of Appeals.
- (D) **Waivers.** The Planning Commission may approve a property owner to keep animals that would not otherwise be permitted by this section, provided that:
- (1) The animal does not meet the definition of “Exotic or Wild Animal” in [Section C](#).
 - (2) The animal(s) are unlikely to cause negative impacts on neighboring properties, either because of the character of the animals, or the physical layout of the site in question.
 - (3) The site has appropriate facilities for the keeping of the animal(s) and is an appropriate size.
 - (4) At least one of the following criteria is met:
 - (a) The property owner can show a legitimate need for the animal(s) to be on the property, such as a medical or service need,
 - (b) The owner could not practically keep the animal(s) on another site; or
 - (c) Removing the animal(s) from the site would cause harm to the animal(s).