Huron Charter Township

Building Department
22950 Huron River Drive
New Boston, MI 48164
(734) 753-4466 Ext 143
www.hurontownship-mi.gov

Single Family New Construction

SUBMITTALS REQUIRED FOR NEW CONSTRUCTION

Application process:

- ☐ **Building Permit Application** filled out completely. Tax parcel number must be listed to be processed.
- ☐ **Huron Township Property Address Application**.
- ☐ **Septic Tank Permit**. Contact Wayne County Health Department (734) 727-7400. (Certificate of Occupancy will not be issued until Septic has been approved by Wayne County.)
- ☐ **Water/Sewer Tap** must be paid in full before Building Permit is picked up. (if applicable)
- ☐ **Building Plans** – two sets.
- ☐ **Plot Plan** with grading elevations. Plot plan must show setbacks, finished grade and existing elevations. A professional land surveyor, engineer or architect must prepare and stamp plans. When construction is complete, a final grading plan "As Built" is required before a Certificate of Occupancy will be issued.
- ☐ **Culvert Permit** or street protection permit is required by Wayne County Department of Public Service (734) 595-6515.
- ☐ **Soil Erosion Control Permit or Waiver** from Wayne County. Any earth change/disturbance over one (1) acre in size and/or within 500 feet of a water of the state, (lake, stream, wetland, drain) within Wayne County needs a Soil Erosion and Sedimentation Control (S.E.S.C.) permit or waiver.
- ☐ **Michigan Uniform Energy Code** – May need to submit energy code compliance data and compliance method information with your building permit.

Building permits can take up to two weeks for review. Building permit fees will be calculated after the application has been approved.

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Planning Director – Ext. 120
Building Official – Ext. 128
DPW Director – Ext. 125
Assessor – Ext. 111

Planning/Zoning Clerk – Ext. 128
Building Clerk – Ext. 143
DPW Clerk – Ext. 124
Assessing Clerk – Ext. 134

530 Attachment 1

Charter Township of Huron

Schedule of Area, Height and Placement Regulations (§ 530-39)
[Amended at time of adoption of Code; see Ch. 1, General Provisions, Art. I)]

Zoning District	Minimum Lot Size		Maximum Building Height Space		Minimum Yard Setback			Maximum Lot Coverage (principal plus attached accessory (building) (percent)	Notes
	Area	Lot Width (feet)	Stories	Feet	Front (feet)	Side (feet)	Rear (feet)		
AG Agricultural District	10 acres	330	2	30 (75 for farm structures)	80	50	50	—	See g, h, i, j, m
RR Rural Residential District	2.5 acres	165	2	30 (75 for farm structures)	50	30	50	10%	See g, h, i, j, l
R-1 Suburban Residential District	1 acre	110	2	30 (75 for farm structures)	50	20	50	10%	See g, h, i, j, l
R-2 Low-Density Residential District	20,000 square feet	100	2	30	30	15	30	15%	See a, b, c, g, i, j, l
R-3 Medium-Density Residential District	9,600 square feet	80	2	30	25	10	25	23%	See a, b, c, g, i, j, k, l
RM Multiple-Family Residential District	1 acre	165	2.5	35	50	75	50	30%	See d, g, i, l

Zoning District	Minimum Lot Size		Maximum Building Height Space		Minimum Yard Setback			Maximum Lot Coverage (principal plus attached accessory (building) (percent)	Notes
	Area	Lot Width (feet)	Stories	Feet	Front (feet)	Side (feet)	Rear (feet)		
MHP Manufactured Housing Park District	10 acres	(see § 530-90)							
OP Office and Professional District	—	—	2	30	25 (35)	10 (25)	25 (35)	—	See e
CBD Central Business District	—	—	3	40	—	—	—	—	—
B-1 Local Business District	—	—	2	30	25	25	25	—	See e
B-2 General Business District	—	—	2	30	35	25	35	—	See e
I-1 Light Industrial District	—	—	2	30	50	50	50	—	See f
I-2 Heavy Industrial District	—	—	3	50	50	50	50	—	See f
SP Special Purpose District	—	—	2	30	50	50	50	—	—
PUD Planned Unit Development District	10 acres (residential) 5 acres (non-residential)	(see Article VIII)							
PDA Pinnacle Development Area District	10 acres	(see § 530-110)							

NOTES:

a. All parcels of less than one acre shall be served with public sanitary sewer service, where available.

b. Front yard averaging shall be required for a new structure located between two existing adjacent dwelling units when the existing dwelling units have different front yard setbacks. This requirement shall not be deemed to require a front yard of greater depth than 50 feet, but may result in a front yard setback of less than that required for the district in which it is located.

c. The distance between single-family dwellings on adjacent parcels shall be no less than 20 feet when the side of said dwelling contains an attached garage.

d. All multiple-family dwellings shall comply with the following dimensional requirements:

(1) Lot area and density. Every lot or parcel of land occupied by a multiple-family structure shall contain no less than the following lot area (excluding existing public road right-of-way):

Unit Type	Lot Area/Dwelling Unit (square feet)
Efficiency	4,800
One bedroom	6,000
Two bedroom	6,700
Every additional bedroom	1,300

(2) Building length. The maximum overall horizontal length of any one building or group of buildings attached together over any portion of a common party wall shall not exceed 200 feet.

(3) Distance between buildings. In addition to the required setbacks from property boundaries, the following minimum distances shall be required between each multiple-family structure:

A. Where buildings are front to front or front to rear, three times the height of the taller building, and not less than 70 feet.

B. Where buildings are side to side, 1.5 times the height of the taller building, but not less than 20 feet.

C. Where buildings are front to side, rear to side, or rear to rear, two times the height of the taller building but not less than 35 feet.

In applying the above standards, the front of the building shall mean that the face of the building having greatest length and contains the primary entrance to the building; the rear is that face opposite the front. The side is the face having the smallest dimension.

(4) The minimum distance of any principal building from the ordinary high water mark shall be 50 feet.

e. When located adjacent to or abutting a residential zoning district, the minimum setback shall be no less than 50 feet.

f. The required front yard setback may be reduced to 25 feet on internal streets in an industrial park, provided there is no front yard parking. Otherwise, off-street parking may be permitted in a portion of the required front yard, provided that such off-street parking, including the maneuvering lane, is not located within the 25 feet of the existing or proposed right-of-way line, whichever is closer.

g. The minimum floor area of dwelling units shall be as follows:

Type of Dwelling	Total Usable Floor Area (square feet)
One-family	1,200
Two-family, per dwelling unit	800
Multiple-family:	
Efficiency unit	500

1-bedroom unit	700
2-bedroom unit	900
3-bedroom unit	1,100
4-bedroom unit	1,300
Each additional bedroom	90

h. The front yard setback shall not exceed 150 feet for all residential buildings. However, if fire suppression and/or a fire hydrant are provided, the buildings may be set back greater than 500 feet. No residential buildings shall be located between 150 and 500 feet from the road right-of-way unless approved by the Zoning Administrator and the Planning and Zoning Director, with notice provided to the Planning Commission.

i. No residential dwelling units shall be located within 175 feet from any railroad right-of-way.

j. Farm structures (greater than 600 feet in floor area) shall comply with the following setback provisions: **[Amended 3-23-2011]**

Front: No less than 150 feet from the road right-of-way and located in the rear yard.

Side: Structures housing farm animals or animal by-products shall be located no less than 100 feet from the adjacent parcel's perimeter and no less than 200 feet from a residential building located on an adjacent parcel. However, a lot less than 250 feet in width may be permitted a setback of 30 from the adjacent parcel perimeter, provided the structure is no less than 150 feet from all adjacent residential buildings.

No less than a fifty-foot setback is required between all on-site residential buildings and an on-site farm structure.

Other structures not housing farm animals shall be located no less than 20 feet from the side yard setback, 30 feet from the rear yard setback and no less than 80 feet from a residential building located on an adjacent parcel.

Rear: Same as side setback.

k. Lots existing at the time of adoption of this chapter that are less than 80 feet wide shall be considered legally nonconforming.

l. All corner lots and through lots shall be deemed to have two front yards and shall thus be subject to the front yard setback requirements for both parcel perimeters fronting on a public roadway.

m. The minimum area in square feet in the AG Agricultural District may be reduced to two acres, provided that all requirements of § 530-26, R-1 Suburban Residential District, shall be met on these lots and provided, further, that the minimum width shall be 220 feet and the width-to-depth ratio shall not exceed one to two. **[Added 11-18-2009]**

§ 530-52. Single-family dwellings, manufactured housing, prefabricated housing.

A. Construction standards. Minimum construction standards for all one-family dwellings shall be pursuant to all applicable state, federal and/or local laws, codes and ordinances.

B. Unit size and dimensions. Each dwelling unit shall comply with the minimum square footage requirements of the zoning district in which it is located. Each dwelling unit shall have a minimum width on all elevations of 24 feet.

C. Foundation and anchoring.

(1) Single-family dwellings must be installed on a permanent foundation. At a minimum, this shall include a cement block or poured foundation with cement footings around the complete outside perimeter of the dwelling. A basement, in accordance with applicable Township codes, may be substituted for equivalent portions of the foundation. If the foundation or basement does not meet specifications for imposed load capacity, adequate additional support shall be provided.

(2) A crawl space of not less than 24 inches shall be provided between the bottom of the home and the ground level. The crawl space shall not be utilized for storage purposes.

(3) A minimum of two exterior doors must be provided. All means of access, including but not limited to porches, steps and ramps, shall be fixed to the foundation of dwellings.

D. Roof design.

(1) The roof of each dwelling unit shall be pitched with a minimum 6:12 slope and shingled, with an overhang of not less than 12 inches on all sides. The roof must be permanently attached to and supported by the dwelling and not by exterior supports. All dwellings shall have roof drainage systems concentrating roof drainage at collection points. Eaves troughs must be provided where appropriate.

(2) Exceptions to roof design and materials may be granted when said roof design and materials are typical of a particular architectural style and/or are compatible with dwelling units in the surrounding area. Sealed architectural plans shall be furnished to the Zoning Administrator for his or her review as to this exception.

E. Sewer and water service. All single-family dwellings shall be served by public sewer and water service, where available, or approved on-site systems in the case where public sewer and water service are not available.

F. Storage areas. All single-family dwellings shall contain inside storage areas equal to 10% of the square footage of the building, or 100 square feet, whichever is less. Such storage areas may be located in a basement beneath the dwelling, in an attic

area, in one or more closet areas or in an attached or detached structure, with construction standards and material of equal quality and durability to the principal structure.

G. Compatibility determination.

(1) In terms of construction standards, character, materials, design, appearance, aesthetics and quality, all dwellings shall be compatible, (i.e., meet equal or greater standards), as compared with existing dwellings in the area. The Zoning Administrator shall make the determination of compatibility in the first instance, based upon the plans, specifications and elevations that shall be presented upon application for a building permit.

(a) Such determination shall be made in view of the following:

[1] The area of consideration. If the dwelling is to be located in a platted subdivision, planned unit development or site condominium development, it shall be compatible with the houses in the plat. If not in a platted subdivision, planned unit development or site condominium development, it shall be compatible with the dwellings within 500 feet of the property in question.

[2] The square footage of floor space.

[3] The length, width and height of the structure.

[4] The architectural type and design, including, without limitation, exterior materials, the custom nature of the design, the roof style and the like, to the extent that the same would likely bear upon property values.

[5] The attachment of garages.

[6] Maximum lot coverage shall be in accordance with § 530-39.

(b) These regulations shall not be construed to prohibit innovative design concepts involving such matters as energy conscious devices, including solar energy, view, unique land contour and/or custom qualities.

(2) The Zoning Administrator may request a review by the Planning Commission of any dwelling unit with respect to this section. The Zoning Administrator or the Planning Commission shall not seek to discourage architectural variation, but shall seek to promote the reasonable compatibility of the character of dwelling units, thereby protecting the economic welfare and property value of surrounding residential uses and the Township at large.

H. Criteria for permitting single-family dwellings within a building containing another permitted use.

(1) First floor uses. Due to the potential for incompatibilities of use when a residential dwelling unit is located on the first floor of a building in a

nonresidential area, certain criteria must be satisfied as part of the special land use request. The criteria associated with a first floor residential use include the following:

(a) Compatibility of architecture. The front facade of the building shall be designed to be compatible with the adjacent structures when located in a predominantly nonresidential area.

(b) Driveways. Only one driveway will be permitted for the structure unless located on a corner lot.

(c) Location of off-street parking. The required parking shall be provided on-site and located within the rear of the property.

(d) Trash containers. All such containers shall be located within an enclosure situated within the rear of the property.

(e) Building occupancy. A residential use shall not occupy more than 50% of the gross first floor area.

(2) Second floor uses. A residential use located above a first floor office or commercial use is permitted through the special land use process, and subject to the requirements of § 530-11.

§ 530-113. Building grades.

A. Any building requiring yard space shall be located at such an elevation that a finished grade shall be maintained to cause the flow of surface water to run away from the walls of the building. All grades shall be established and maintained so that surface water runoff damage does not occur to adjoining properties prior to, during, and after construction.

B. When a new building is constructed on a vacant lot between two existing buildings or adjacent to an existing building, the Building Official shall use the existing established finished grade or the minimum established (natural) grade, in determining the proper grade around the new building. The yard around the new building shall be graded in such a manner as to meet existing codes and to preclude excessive quantities of runoff of surface water to flow onto the adjacent property.

C. Final grades shall be approved by the Building Official, who may require a grading plan that has been duly completed and certified by a registered engineer or land surveyor.