

DeTour Village

Zoning and Land Use Permit

File all completed permit forms with
DTV Clerk- 260 S. Superior St., P.O. Box 397,
DeTour Village, MI 49725
villageclerk@detourmi.gov
Phone 906-297-5471 Fax 906-297-2107

Applicant Information

Applicant (circle one) Owner – Firm – Partnership – Corporation -- Authorized Agent

Full Name: _____ Date: _____

Address: _____

City: _____ State: _____ Zip: _____

Mailing Address (if different): _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Tax Parcel(s) ID: _____ Property Address: _____

Existing/Proposed Land Use and Type of Structure:

Existing Accessibility Public Road: _____ Private Road: _____

Existing Public/Private Utilities: Sewer: _____ Private _____ Public _____ None (Village office has new service app)
Water: _____ Private _____ Public _____ None (Village office has new service app)
Electric: _____ Private _____ Public _____ None (Village office has Elec. Permit app)

1. Is this proposal located in the "WP" Waterfront Protection Overlay District, Wet Land, or Flood Plain: _____ YES _____ NO

A site/plot plan drawn to scale giving accurate dimensions is required with this application. See example of plan for single family and two-family homes attached, as well as Schedule of Regulations for guidelines (**Exhibit A**).

2. If this proposal for a Commercial project? _____ YES _____ NO If yes, refer to **Exhibit B** for the Site Plan Review.

3. If project is for commercial entity outside the general zoning guidelines, including a request a change of zoning, see **Exhibit C** to complete the Special Use Permit.

4. Does this project include the demolition of a building: ☐ YES ☐ NO If yes, refer to **Exhibit D**.

Signature of Applicant: _____ Date: _____

For Village Use

As per site/plot plan dated _____, the use and dimensional requirements provided with this application meet the requirements of the

Village Zoning Ordinance: _____ YES _____ NO COMMENTS: _____

Site Plan Review required: _____ YES _____ NO COMMENTS: _____

Special Use Permit Required: _____ YES _____ NO COMMENTS: _____

Printed Name: _____

Signature: _____

Title: _____

Date: _____ Fee: \$100.00

Section 4.7 – Schedule of Regulations

Zoning District	Minimum Lot Area		Maximum Height of Structure		Minimum Yard Setbacks			Min. ground floor area per DU
	Area	Width	Stories	Feet	Front	Side	Rear	
R-1 Rural Residential	1 A	150'	3	35'	25'	15'	35'	500 sq (a)
R-2 Village Residential	12,000 sq (g) 8,500 sf (h)	100' (g) 50' (h)	3	35'	15'	10'	10'	500 sf (a)
V Village Core	(R-2) (Commercial)							
C Commercial	40,000 sf	200'	3	35'	25' ©	20' (f)(b)	30' (b)	500 sf (a)
I Industrial	1 A	200'	3	35'	50'	20' (d)	25' (e)	None
WP Waterfront Protection	See Section 4.5							
BP-1 Business Park (Amendment effective date July 10, 2008)	(i)	(i)	3	35'	25' (j)	25' (j)	25' (j)	None

Abbreviations:

DU= dwelling unit

A=acre

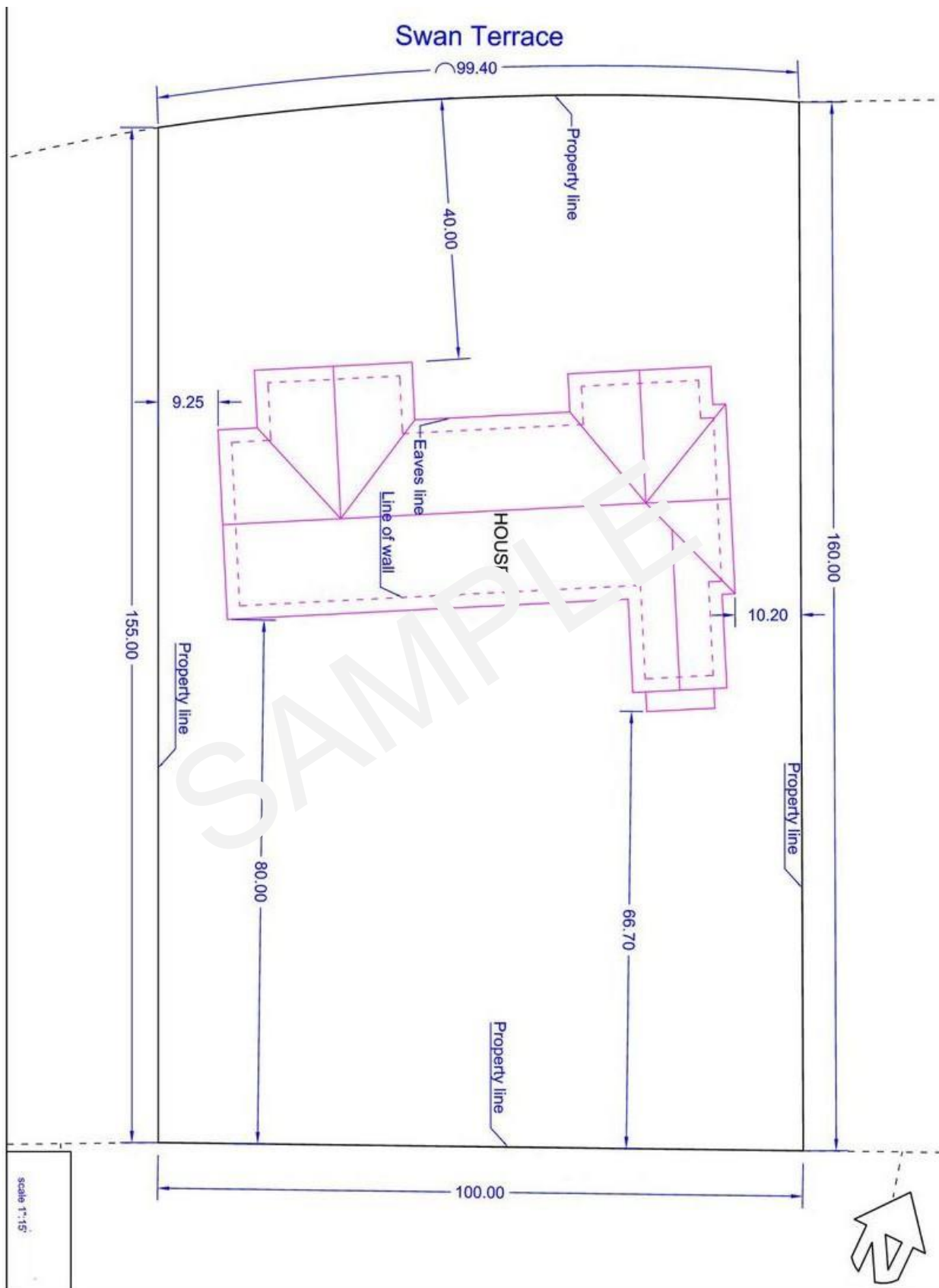
Sf=square feet

Schedule of Regulation Footnotes:

- (a) Exclusive of porches, decks, garages, attics, basements and patios.
- (b) When abutting residential it shall be 40' minimum.
- (c) Or even with existing buildings.
- (d) Must be 50' minimum on corner lots (street side) and 50' abutting residential zones.
- (e) Must be 50' when abutting residential zones.
- (f) On corner lots must be 25'.
- (g) Without public water and sewer. For two-family dwellings, the minimum lot area shall be fifteen thousand (15,000) square feet.
- (h) For lots created after the adoption date of this Ordinance, the minimum lot area where public water and sewer are available shall be eight thousand five hundred (8,500) square feet with a minimum width of

fifty (50) feet at the front lot line. For two-family dwellings with public water and sewer, the minimum lot area shall be ten thousand (10,000) square feet, with a minimum width of one hundred (100) feet at the front lot line.

- (i) No minimum lot area or width is required, since all lots were subdivided when the DeTour Area Business Park was created. However, the maximum ground level building coverage on any lot shall not exceed forty percent (40%) of the lot's total square footage. (Amendment effective date July 10, 2008)
- (j) No building or parking lot shall be located within the front yard setback. Area within the side and rear yard setbacks may be used for parking, loading unloading. (Amendment effective date July 10, 2008)



Site/Plot Plan Example

USE THIS SPACE TO SKETCH THE SITE PLAN, SHOWING THE DISTANCE FROM THE PROPOSED STRUCTURE TO EACH PROPERTY BOUNDARY LINE.

[illegible]

DeTour Village Site Plan Review

Site plans are required for the following reasons:

- A. All new uses except single-family and two-family residential units, both permitted uses and special permit uses. See Section 15.2 for single-family and two-family residential units.
 B. Expansion or renovation of an existing use, other than a single-family and two-family residential use, which increases the existing floor space more than twenty-five percent (25%).
 C. Changes of use for an existing structure, except for single-family and two-family residential uses.
 D. Special permit uses.
 E. Planned Unit Development.

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File Number: _____

Date: _____

In accordance with Article 7 Section 7.2 of the DeTour Village Zoning Ordinance, the following information shall be submitted for Site Plan Review:

Address of Property: _____

Legal Description: _____

Parcel ID: _____

Applicant:

Name _____ Address/Phone: _____

Property Owner/Developer:

Name _____ Address/Phone: _____

Architect/Engineer/Surveyor:

Name _____ Address/Phone: _____

A minimum of (3) copies of a Site Plan shall be submitted for all projects. The Site Plan shall contain the following information, unless specifically waived in whole or in part by the Planning Commission:

___ Date, north arrow, and scale.

Scale minimum: 1" = 20' for parcels under 3 acres.

Scale minimum: 1" = 100' For parcels over 3 acres.

___ The boundary line of the property, to include dimensions and legal description.

___ The location of all existing and proposed structures, including proposed drives, walkways, signs, exterior lighting, off street parking, loading and unloading areas, common use areas and recreational areas and facilities.

___ The location of abutting rights-of-way.

___ The location of features, such as streams, wetlands, shorelines, etc.

___ The location and identification of all existing structures within a 200' radius of the subject property.

___ The location of the "WP" Waterfront Protection Overlay District, if applicable.

___ The zoning district of the property.

___ The location of existing proposed landscaping as well as existing and proposed buffers, fences and walls

___ An area location sketch.

___ An existing and proposed utility plan, including the size and slope of all subsurface drainage facilities.

___ A summary schedule including the following:

Number of dwelling units proposed by type, showing a typical floorplan for each type of unit.

The area of the units in square feet.

Location of driveways and staging areas.

Typical elevation drawing of the front and rear of each building.

___ For multi-family dwellings, a planned unit development and mobile home park developments, the contour intervals of the topography of the existing and finished site.

Any information that is available from other agencies that have reviewed the proposal such as, but not limited to: Chippewa County Road Commission, CC Health Department, Public Utilities, CC Drain Commission, MI Dept of Transportation, MI Dept of Environmental Quality and MI Dept of Natural Resources.

Signature: _____ Date: _____

For Village Use

Approved: _____ YES _____ NO COMMENTS: _____

Title: _____ Date: _____ Fee: 75.00 v20250303

DeTour Village**Special Use Permit Application**

Special permits are required for proposed activities, which are essentially compatible with other permitted uses in a zoning district, but which possess characteristics or locational qualities, which require individual review.

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File Number: _____

Date: _____

In accordance with Article 8 Section 8.1 of the DeTour Village Zoning Ordinance, the following information shall be submitted for Special Use Permit:

Address of Property: _____ Tax ID # _____

Legal Description: _____

Zoning District: _____

Applicant:

Name: _____

Address: _____ Phone No. _____

E-Mail Address: _____

Interest in Property: ___Owner, ___Representing Owner, ___Option to Buy,
___Lessee, ___Other(specify) _____

Current Zoning of the property: _____	Proposed Zoning of the property: _____
Lot dimensions: _____ x _____	Lot area: _____ acres, _____ square feet
Public or private street frontage: _____	Current use: _____
Non-conforming use: ___YES___ NO	Located in the flood plain or wetland area: YES NO
If the property is currently developed, describe the nature of use: _____	Located in the "WP" Waterfront Protection Overlay District: ___YES___ NO
Proposed non-residential characteristics: _____	Proposed residential characteristics: _____
Number of employees: _____	Single family: _____
Number of off-street parking spaces: _____	Multi-family: Number of units _____
Hours of operation: _____	Type of Units: Eff._____, 2 BR _____, 3 BR _____
	Number of off-street parking spaces: _____

Is the request in accord with the general standards in Section 8.2 as set forth in the zoning ordinance: ___YES___ NO

Is the request in conformance with the Master Plan: ___YES___ NO

The following shall be submitted with the application:

- A site plan to scale at least 1"=100', which shows all existing and proposed development with accurate dimension.
- Wetland and flood plain information if applicable.
- A non-refundable filing fee of _____.

For Village Use

Approved: ___YES___ NO COMMENTS: _____

Printed Name: _____ Signature: _____

Title: _____ Date: _____ Fee: 75.00

DeTour Village**APPLICATION FOR DEMOLITION OF STRUCTURES**

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File Number: _____

Date: _____

In accordance with Article 5 section 5.7 of the DeTour Village Zoning Ordinance the following information shall be submitted for review by the Planning Commission:

Address of Property: _____

Legal Description: _____

Zoning District: _____

Tax Parcel Number: _____

Applicant:

Name: _____

Address: _____ Phone No. _____

E-Mail Address: _____

Property Owner/Developer/ Contractor:

Name: _____

Address: _____ Phone No. _____

E-Mail Address: _____

Architect/ Engineer / Surveyor:

Name: _____

Address: _____ Phone No. _____

E-Mail Address: _____

Applying for a Permit

1. The permit must be filled out completely, including the Zoning District. A plot plan drawing must accompany the application showing the structures to demolish, any bodies of water, sewer and water lines, electrical lines located on or near the demolition site property and the proposed access road to be used to gain access to the site. All public works departments are to be notified prior to the beginning of the demolition, i.e. DeTour Dept. of Public Works, Cloverland Electric, Miss Dig, cable and phone companies.
2. If there is a well and septic on the property, contact the Chippewa County Health Dept. for proper procedures for abandoning a well or septic. If there is a Village water connection to the building(s), please contact DeTour Village Clerk's office to schedule a final meter reading, equipment removal and a water shut off at the curb stop.
3. Final inspections will be conducted on the demolition site by DeTour Department of Public Works (DDPW) to be sure the sewer is properly capped, water is shut off at the curb stop, electrical lines are properly shut off. An inspection by the DDPW of the open hole and final inspection to make sure the site has been cleaned and leveled.

Printed name of Applicant: _____

Signature of Applicant: _____

For Village Use

Approved: _____ YES _____ NO COMMENTS: _____

Printed Name: _____ Signature: _____

Title: _____ Date: _____ Fee: 100.00