

ARMADA TOWNSHIP
23121 Main St. P.O. Box 578
Armada, MI 48005
Phone: (586) 784-5200 Fax: (586) 784-5211

ZONING COMPLIANCE PERMIT PROCEDURE

1. Completed and signed Zoning Compliance Permit Application Form.
2. Meet the Definition of Farm Buildings and Farmland (see attached) Ordinance No. 114, Article XX, Section 20.01 Definitions, page 174-175
3. Tax records of (2) two prior years income from agricultural use, receipts, proof of being enrolled in a federal or state agricultural program, etc. Any form of documentation that proves the property is in fact used for agricultural purposes.
4. PLOT PLAN (2) copies. (Copy of Mortgage Survey, that shows location)
5. ZONING COMPLIANCE PERMIT
Plan Review Fee: \$25.00
Administration Fee: \$40.00
Base Permit Fee: \$100.00
Per Inspection Required: \$75.00
6. **Plot Plan inspection with four corners staked out, prior to construction will be required and a FINAL inspection after the building has been constructed, to make sure it was built within the required set-back.**

**ARMADA TOWNSHIP APPLICATION FOR A ZONING COMPLIANCE PERMIT
FOR AN AGRICULTURAL ACCESSORY BUILDING**

Property Address/Parcel No: _____

Size of Property _____

(Acres): _____

Describe Detail Use of _____

Property: _____

Type of _____

Building: _____

Detail Use Of _____

Building: _____

Name of _____

Applicant: _____

Complete _____

Address: _____

Phone _____

Number: _____

THE APPLICANT AND/OR OWNER AGREES AND ACKNOWLEDGES THAT IF APPROVED, THIS PERMIT WILL NOT REQUIRE THIS BUILDING TO BE INSPECTED BY THE TOWNSHIP OF ARMADA, AND THAT ALL RESPONSIBILITY FOR THE SAFETY OF THIS BUILDING RESTS WITH THE APPLICANT AND/OR OWNER.

IF THIS BUILDING EVER CEASES TO BE USED AS INCIDENTAL TO THE USE FOR AGRICULTURAL PURPOSES OF THE LAND ON WHICH THE BUILDING IS LOCATED, A BUILDING PERMIT MUST BE OBTAINED AND THE BUILDING WILL BE REQUIRED TO BE INSPECTED BEFORE IT IS USED FOR ANY OTHER PURPOSE, AND THAT PURPOSE MUST COMPLY WITH THE ARMADA TOWNSHIP ZONING ORDINANCE.

Applicant Signature

Owner Signature

DRIVE-IN ESTABLISHMENT: A business establishment so developed that its principal retail or service character is dependent on providing a driveway approach or parking spaces for motor vehicles so as to serve patrons while in the motor vehicle (i.e., restaurants, cleaners, banks, theaters, etc.).

DRIVE-THRU: A maneuvering lane established for the sole purpose of directing traffic to a service window which is intended to be used for sales and/or service to patrons who remain in their vehicles.

DRIVEWAY: A private access from a public road to a building or buildings.

DWELLING UNIT: A dwelling unit is any house or building, or portion thereof, having cooking facilities, which is occupied wholly as the home, residence or sleeping place of one (1) family, either permanently or transiently, but in no case shall a travel trailer, automobile chassis, tent or portable building be considered a dwelling unit.

EASEMENT: The right of a person, government agency or public utility company to use public or private land owned by another for a specific purpose.

ERECTED: The word "erected" includes built, constructed, reconstructed, moved upon, or any physical operations on the premises required for the building. Excavations, fill, drainage and the like shall be considered a part of erection.

ESSENTIAL SERVICES: The term "essential services" means the erection, construction, alteration, maintenance addition, reconstruction or replacement by public utilities or municipal departments or commissions of underground, surface or overhead distribution of gas, electricity, communications (excluding commercial radio, television and other transmitting or relay antenna towers or monopoles), steam or water transmission or distributing systems, collection, supply or disposal system including poles, mains, drains, sewers, pipes, conduits, wires, cables, high voltage transmission lines, towers in connection with such lines, fire alarm boxes, police call boxes, traffic signals, hydrants, and other similar equipment and accessories in connection therewith, but not including buildings reasonably necessary for the furnishing of adequate service to this municipality and immediate surrounding territory. Such facilities both above and below ground, including storage fields and high-pressure mains designated to serve users outside of this municipality and immediate surrounding territory, shall not be considered essential services under this definition (see PUBLIC UTILITY).

EXCAVATION: Any breaking of ground, except common household gardening and ground care.

FAMILY: One or more persons occupying a dwelling unit and living as a single, non-profit housekeeping unit; provided that a group of four (4) or more persons who are not within the second degree of kinship shall not be deemed to constitute a family.

Notwithstanding the definition of the preceding paragraph, a family shall be deemed to include four or more persons not within the second degree of kinship occupying a dwelling unit and living as a single, non-profit housekeeping unit, if said occupants are handicapped persons as defined in Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988. Such unrelated individuals shall have the right to occupy a dwelling unit in the same manner and to the same extent as any family unit as defined in the first paragraph of this definition.

FAMILY DAY-CARE: A private residence where care, protection and supervision are provided, for a fee, to at least one (1) and no more than six (6) children, including children of the adult provider.

FARM: means the land, plants, animals, buildings, structures, including ponds used for agricultural or aquacultural activities, machinery, equipment, and other appurtenances used in the commercial

production of farm products. If any issues or conflicts arise, the terms and definitions of the "Right to Farm Act", being Public Act 93 of 1981, shall prevail.

FARM PRODUCT: means those plants and animals useful to human beings produced by agriculture and includes, but is not limited to, forages and sod crops, grains and feed crops, field crops, dairy and dairy products, poultry and poultry products, cervidae, livestock, including breeding and grazing, equine, fish, and other aquacultural products, bees and bee products, berries, herbs, fruits, vegetables, flowers, seeds, grasses, nursery stock, trees and tree products, mushrooms, and other similar products, or any other product which incorporates the use of food, feed, fiber, or fur, as determined by the Michigan commission of agriculture.

Ord. 2011-114-24 Effective Date 08/03/11

FARM BUILDINGS: Any building or structure other than a dwelling, moved upon, maintained, used or built on a farm which is essential and customarily used on farms for the pursuit of their agricultural activities.

FARM MARKET: A building for the sale of produce, vegetation, etc. on a farm as defined within this Ordinance which allows for the general public to enter the building.

FARM, FISH OR RECREATION POND: A water impoundment made by constructing a dam or embankment, or by excavating a pit or dugout to provide water for livestock, fish and wildlife, fish production, recreation, fire control, crop and orchard spraying and related uses. Such ponds shall meet the minimum standards set by the Soil Conservation Service (SCS) for design, engineering, construction and maintenance.

FEED LOT: A lot or area in which cattle, livestock or hogs or similar animals are confined in high densities or numbers which require feed areas, corrals or holding pens, feed storage and diversion channels or detention ponds to process, treat or store animal waste and water runoff. Any such feed lot shall meet the minimum standards set by the Extension Agricultural Engineer at Michigan State University or the Macomb County Cooperative Extension Service.

FENCE: Any artificially constructed barrier of any material or combination of materials erected to enclose or screen areas of land.

FILLING: Shall mean the depositing or dumping of any matter onto or into the ground, except common household gardening.

FLEA MARKET: An occasional or periodic sales activity within a building or open area in which stalls or sales areas are set aside and rented or otherwise provided, and which are intended for use by various unrelated individuals to sell articles that are either homemade, homegrown, handcrafted, old, obsolete or antique, and may include the selling of goods at retail by businesses or individuals who are generally engaged in retail trade.

FLOODPLAIN: Floodplain shall be that area as defined on the Official FIRM maps prepared for the Township by FEMA.

FLOOR AREA, GROSS (for the purpose of computing parking): Floor area is the sum of the gross horizontal areas of the several floors of the building measured from the exterior walls or from the centerline of walls separating two buildings. "Floor area" shall include elevator shafts and stairwells at each floor or story, floor space used for mechanical equipment (except equipment, open or enclosed, located on the roof), attic space having headroom of seven (7) feet ten (10) inches or more, interior balconies and mezzanines.