



1500 Morris Road  
Lapeer, MI 48446  
(810) 664-3700

Lapeer Township  
Application for Special Land Use  
For Accessory Building  
Exceeding Maximum Size  
Article 1, Section 1.06

Applicants Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_

Email address: \_\_\_\_\_

Parcel Identification Number: 44-012-\_\_\_\_\_ Existing Zoning: \_\_\_\_\_

Location: \_\_\_\_\_

Parcel Size in Acres: \_\_\_\_\_ Proposed Building Size: \_\_\_\_\_

Legal Owner (if different): \_\_\_\_\_  
NAME ADDRESS PHONE

(If petitioner is **not the owner**, state basis for representative (i.e. Attorney, Representative, Option-to-buy, etc.)

**ATTACH COMPLETE LEGAL DESCRIPTION & DETAILED  
DESCRIPTION OF PROPOSED USE**

(SATELLITE/INTERNET MAPS ARE NOT ACCEPTABLE AS A SUBSTITUTE SITE PLAN)

Nine (9) copies of the application and plan shall be submitted to the Township Clerk by 2:00 p.m. on the second Monday of the month preceding a regularly scheduled Planning Commission meeting. The site plan shall include all information required by Article 5.00 and 20.01 of the Lapeer Township Zoning Ordinance. The applicant or representative must be present at the Planning Commission meeting. All plans must be collated into 8 ½ x 11 inch packets when presented.

\*The undersigned deposes that foregoing statements and answers and accompanied information are true and correct.

\_\_\_\_\_  
SIGNATURE OF APPLICANT

\_\_\_\_\_  
SIGNATURE OF LEGAL OWNER (if not Applicant)

\_\_\_\_\_  
(Please print / type name)

\_\_\_\_\_  
(Please print / type name)

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

☐ APPROVED

☐ DENIED

DATE: \_\_\_\_\_

FEE PAID: \_\_\_\_\_



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Procedures for Special Land Use  
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**PRELIMINARY SUBMISSION**

Under Article 1, Section 1.06 Buildings Accessory to One and Two Family residential uses in the Lapeer Township Zoning Ordinance.

1. The applicant shall obtain special land use review application packet from the Township Clerk.

**SUBMISSION TO TOWNSHIP CLERK**

1. The applicant shall submit nine (9) copies of the site plan, the application one of which shall include the ***signed original*** and all pertinent data properly collated into packets to the Township Clerk by 2:00 p.m. on the second Monday of the month preceding a regularly scheduled Planning Commission meeting in order to be placed on the agenda for the following month.
2. The application and administration fee shall be paid at the time of the plan submission. Any additional fees that may be incurred by the Township are the responsibility of the applicant as stated in Article 1, Section 1.17.
3. The submission shall include the following information; per Section 20.01 of the zoning ordinance:
  - a. The actual shape, location, and dimensions of the lot.
  - b. The shape, size and location of all buildings or other structure to be erected, altered, or moved, and of any buildings or other structures already on the lot.
  - c. The existing and intended use of the lot and of all such structures upon it.
  - d. The signature of the owner of the premises concerned.
  - e. Such other information concerning the lot or adjoining lots as may be essential for determining whether the provisions of this Ordinance are being observed.
4. All measurements and setbacks shall be provided and shown on the submittal from applicable property lines.
5. Submittals should include a narrative outlining the submittal request; not limited to current site plan conditions, proposal and reasoning for oversize accessory building.

**PLANNING COMMISSION REVIEW**

1. The Planning Commission shall review the site plan for special land use to determine its compliance with the criteria established in Article 5 of the Lapeer Township Zoning Ordinance and all other applicable Zoning Ordinance requirements. The Planning Commission shall take action on the special land use as follows:

**Approval:** Upon determination that the special land use is in compliance with the Zoning Ordinance, the special land use shall be approved.

**Conditional Approval:** If, upon determination by the Planning Commission that a site plan for special land use is in compliance with all applicable requirements, except for minor changes, said revisions shall be so indicated on the site plan. When these changes have been adequately



provided, the applicant may resubmit the revised site plan to the Planning Commission or their designee for the approval.

**Disapproval:** If the site plan does not meet the Zoning Ordinance requirements, the special land use shall be disapproved.

2. If the review of the site plan is tabled or postponed to the next meeting to allow applicant to present a revised plan and/or further Information for the Planning Commission to complete the review process, nine (9) copies of the revised plan and/or information shall be submitted to the Township Clerk by 2:00 p.m. on the Monday two (2) weeks prior to the regular Planning Commission meeting.
3. If approved the Zoning Ordinance requires a certificate of zoning compliance shall be recorded with the Lapeer County Register of Deeds at the expense of the landowner for any accessory building exceeding 2,400 square feet.

#### APPROVAL PERIOD


Site plan approval shall be valid for one (1) year from the date of approval. Physical improvements to the site must begin within one (1) year and be completed within two (2) years or the plan approval will expire unless application has been made and approved for an extension by the Planning Commission.

#### ZONING COMPLIANCE PERMIT

Approval of the special land use by the Planning Commission shall satisfy the requirements of the Zoning Ordinance (or a Zoning Permit.) It shall not exempt the petitioner from compliance with other Township Ordinances. The Zoning Administrator shall not issue a building permit until special land use plan approval and a recorded copy of the deed restriction have been forwarded and are on file with the Township Clerk.

Upon approval a declaration of zoning compliance for an accessory building form must be obtained from the Township Clerk and filed at the owner's expense with the Lapeer County Register of Deeds office. Upon return by the Lapeer County Register of Deeds Office the Township must receive the recorded document (note that a SLU for an oversize accessory building stays with the parcel, not the current owner/applicant).

LAPEER TOWNSHIP  
PLOT PLAN TO BE COMPLETED BY ALL APPLICANTS

<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"><div style="position: absolute; top: 0; right: 0; width: 100px; height: 100px; text-align: center; vertical-align: middle;"></div></div>	
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Name: \_\_\_\_\_

Address: \_\_\_\_\_

Include the following:

1. Location & dimensions of all property lines regardless of acreage, include North Point
2. Location of public streets, highways, private drives, driveways, easements
3. Location, dimensions, and square footage of all existing and proposed buildings or other permanent structures; ie. pools, decks, accessory buildings
4. Distances from all property lines to the proposed building or structure
5. Location of all well, septic etc.
6. Location of any natural features ie. ponds, wetlands, rivers, drains etc.





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Excerpt from Zoning Ordinance  
for Accessory Buildings

Exceeding Maximum Size

Section 1.06 BUILDINGS ACCESSORY TO ONE- AND TWO-FAMILY RESIDENTIAL USES.

Buildings accessory to One- and Two-Family Residential uses shall be subject to the following regulations:

1. Where the accessory building is structurally attached to a main building, it shall be subject to and must conform to all regulations of this Ordinance applicable to main buildings.
2. Detached accessory buildings shall not be erected in any front yard.
3. An accessory building may occupy not more than twenty-five (25) percent of a required rear yard, plus forty (40) percent of any non-required rear yard.
4. Accessory buildings shall observe the following area requirements:

<b><u>Parcel Size</u></b>	<b><u>Maximum Accessory Building Size*</u></b>	<b><u>Maximum Number of Buildings</u></b>
One-half (½) acre or less, or located in a platted subdivision.	720 square feet	1
More than one-half (½) acre, up to one (1) acre, or located in a platted subdivision.	1,200 square feet	2
Greater than one (1) acre, or less than five (5) acres.	1,536 square feet	2
Five (5) acres or more.	2,400 square feet	2

\* Maximum size refers to aggregate of all accessory buildings.

Any request for accessory buildings larger than those noted above shall only be permitted after receiving special land use approval from the Township Planning Commission. As a part of the review of such buildings, the requirement for engineered site plans shall be waived, unless such information is essential for the review of such building. Further, any review from the Township Planning Consultant and Township Engineer shall also be waived, again, unless such review is essential for the review of the application.

5. Accessory buildings on corner lots shall comply with Section 1.21.
6. No detached accessory building shall be located closer than twelve (12) feet to any principal building, nor shall it be located in the required side yard or closer than ten (10) feet to any rear lot line. In subdivisions, accessory buildings less than one hundred fifty (150) square feet may be located as close as three (3) feet to the side lot line.
7. No accessory building in a residential zoning district shall exceed one (1) story or eighteen (18) feet in height, except for buildings accessory to agricultural uses.



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8. No accessory building shall be constructed prior to the completion of the footings of the main building on the property.
9. No accessory building shall involve any business, profession, trade or occupation.
10. Accessory buildings used in conjunction with a bona fide agricultural operation are exempt from the height limitation; restrictions on the number of buildings, and the floor area requirements noted above and may also be constructed on a vacant piece of property which has been deemed to be an integral part (under the same ownership or lease agreement as the principal farmer/ farming operation) of the overall farming operation.
11. A certificate of zoning compliance shall be recorded with the County Register of Deeds at the expense of the landowner for any accessory building exceeding 2,400 square feet.

*Amended January 14, 2008*  
*Amended: March 1, 2012*