

# How to Use This Ordinance

## 5. DISTRICT SUMMARY TABLE

Below is a quick reference table that summarizes district regulations. Consult Article 3 Zoning Districts for additional requirements and exceptions to the information below.

| District Summary Table           |   |   |                    |                   |                  |
|----------------------------------|---|---|--------------------|-------------------|------------------|
| District                         | Minimum Lot Size  | Minimum Lot Width (feet)                    | Principal Setbacks |                   |                  |
|                                  |   |   | Front Yard (feet)  | Side Yards (feet) | Rear Yard (feet) |
| AG Agricultural                  | 1.5 ac (without animals)<br>5.0 ac (with animals)   | 165 (without animals)<br>300 (with animals) | 50                 | 20                | 30               |
| R-1 One-Family Residential       | 1.5 ac (without animals)<br>5.0 ac (with animals)   | 165 (without animals)<br>300 (with animals) | 50                 | 15                | 30               |
| RE Rural Estate Residential      | 2.5 ac  | 165   | 50                 | 15                | 30               |
| RM-1 Multiple-Family Residential | 2.0 ac  | 165   | 25                 | 20                | 35               |
| NB-0 Neighborhood Office         | Not specified   | Not specified                               | 25                 | 0                 | 20               |
| B-1 Local Business               | Not specified   | Not specified                               | 25                 | 0                 | 20               |
| B-2 General Business             | Not specified   | Not specified                               | 25                 | 0                 | 20               |
| I-1 Light Industrial             | Not specified   | Not specified                               | 25                 | 10                | 30               |
| I-2 Heavy Industrial             | Not specified   | Not specified                               | 50                 | 20                | 50               |
| MH Mobile Home Park              | 5.0 ac (w/ sewer & water)<br>10.0 ac (w/o sewer & water)<br>5,500 sq ft (individual lots) | Not specified                               | 25                 | 10                | 10               |
| EB Enterprise Business           | Not specified   | Not specified                               | 25                 | 40 or 10          | 30               |



**BOARD OF LAPEER COUNTY ROAD COMMISSIONERS**

820 DAVIS LAKE ROAD, LAPEER, MICHIGAN 48446  
PHONE: 810.664.6272 FAX: 810.664.0404

**APPLICATION FOR LAND DIVISION & ACCESS REVIEW**

PROPERTY OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

CITY/STATE/ZIP: \_\_\_\_\_

DAY PHONE: \_\_\_\_\_ EVENING PHONE: \_\_\_\_\_

TOWNSHIP: \_\_\_\_\_ SECTION #: \_\_\_\_\_ PARENT PARCEL TAX ID #: \_\_\_\_\_

ROAD NAME: \_\_\_\_\_ BETWEEN \_\_\_\_\_ ROAD & \_\_\_\_\_ ROAD

DATE THE PROPOSED LOT(S) WILL BE CLEARLY STAKED: \_\_\_\_\_

TOTAL NUMBER OF PARCELS TO BE CREATED: \_\_\_\_\_ RECEIPT #: \_\_\_\_\_

FEE: \$75 (Includes 2 parcels) Plus \$15 for each additional parcel (3<sup>rd</sup> & Greater)= \$ \_\_\_\_\_

**\*\* A Certified Certificate of Survey and legal descriptions for each parcel to be created is required in order to proceed with the approval process. \*\***

**FIELD INSPECTION - DATE: \_\_\_\_\_**

**ADDITIONAL COMMENTS:**

| LOT ID | APPROVED | RESTRICTED | DENIED | REMARKS |
|--------|----------|------------|--------|---------|
|        |          |            |        |         |
|        |          |            |        |         |
|        |          |            |        |         |
|        |          |            |        |         |
|        |          |            |        |         |
|        |          |            |        |         |
|        |          |            |        |         |
|        |          |            |        |         |
|        |          |            |        |         |

INSPECTOR'S SIGNATURE: \_\_\_\_\_ PRINTED NAME: \_\_\_\_\_  
(SIGNATURE MUST BE ORIGINAL FOR TOWNSHIP TO ACCEPT) DATE SIGNED: \_\_\_\_\_

**THIS IS NOT A DRIVEWAY PERMIT**

# BOARD OF LAPEER COUNTY ROAD COMMISSIONERS

820 DAVIS LAKE ROAD, LAPEER, MICHIGAN 48446  
PHONE: 810.664.6272 FAX: 810.664.0404

---

## LAND DIVISION SUPPLEMENTAL INFORMATION

The purpose of the Land Division Application Inspection is for the Lapeer County Road Commission to investigate the location of the proposed land divisions and ensure that the proposed parcels can be accessed from the county road system according to published Lapeer County Road Commission standards. The goal is to determine appropriate driveway locations for the proposed land divisions, if any exist. Please keep the following sight distance guidelines in mind when proposing any land divisions. Land Divisions that do not meet sight distance requirements will not be approved.

Sight Distance will be measured from an eye height of three and one half (3.5) feet at a point thirty-one (31) feet from the centerline of the county roadway to an object height of three and one half (3.5) feet on the centerline of the county roadway. The minimum sight distance for a residential drive shall be in accordance with the following table:

| <u>SPEED LIMIT (MPH)</u> | <u>MIN. SIGHT DISTANCE (FEET)</u> |
|--------------------------|-----------------------------------|
| 25                       | 280                               |
| 30                       | 335                               |
| 35                       | 390                               |
| 40                       | 445                               |
| 45                       | 500                               |
| 50                       | 555                               |
| 55                       | 610                               |

If the proposed frontage of the new parcels can not meet the above-listed sight distance requirements, the land division shall only be granted pending review and approval by the County Engineer.

The following information is required to properly investigate the proposed land division driveway locations:

1. A completed Land Division Application
2. A Certified Certificate of Survey drawing showing each parcel to be created as well as the remainder. Legal descriptions of each parcel to be created as well as the remaining parcel shall also be provided. If the parent parcel description is aliquot, then a minimum of a quarter section shall be shown in the drawing.
  - *If you feel that sight distance may be a factor at your locations, you may request a preliminary inspection. A preliminary inspection may be performed if a drawing, drawn to scale with lot dimensions, is submitted that illustrates the location of the proposed land divisions. The property owner will be verbally notified of the results.*
  - The land division form will not be approved or completed until a Certified Certificate of Survey is submitted.
3. Land Division property corners shall be clearly marked by the property owner using lath, stakes, or flagging along the parent parcel's county road frontage.

Lapeer County Road Commission approval of the Land Division Application does not relieve the property owner of the responsibility to comply with all applicable Township Ordinances, rules and zoning requirements, as well as the provisions of Public Act 591 of 1996 and Act 87 of 1997.

If you have any questions, please contact the Permit Department at (810) 664-6272.