

Permit Number: \_\_\_\_\_

Form Number: \_\_\_\_\_

**WHITEWATER TOWNSHIP  
LAND USE PERMIT APPLICATION**

**LAND USE PERMITS ARE VALID FOR ONE (1) YEAR**

Owner Name: _____	Agent Name: _____
Street: _____	Street: _____
City: _____	City: _____
Ph: _____	Ph: _____
Email: _____	Email: _____
Property Address: _____	
Tax ID # 28-13- _____ - _____ - _____      Zoning District: _____      Flood Zone: _____	
Home: _____    Garage: _____    Accessory: _____    Size: _____    Bedrooms: _____    Bathroom: _____	
Basement: Poured Wall _____ or Block _____    Structure within 500' of Lake, River or Stream: _____	

THIS PERMIT APPLICATION AND INSPECTIONS UNDER IT ARE NOT TO BE CONSTRUED AS ESTABLISHING LEGAL RESPONSIBILITY FOR THE DESIGN OR CONSTRUCTION OF THE BUILDING, PREMISES OR SANITARY SYSTEM. PROPERTY OWNERS, BUILDERS AND CONTRACTORS ARE RESPONSIBLE FOR OTHER FEDERAL, STATE AND COUNTY CODE COMPLIANCE AND REASONABLE CARE IN CONSTRUCTION.

**\*\* ALL PROPERTY TAXES MUST BE CURRENT BEFORE A PERMIT IS ISSUED. \*\***

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

**EMERGENCY PERSONNEL TRY THEIR BEST TO RESPOND TO CALLS IN A TIMELY MANNER, OFTEN WHILE NEGOTIATING DIFFICULT TERRAIN. DEFICIENCIES IN YOUR PROPERTY ACCESS POINTS COULD INCREASE AND/OR SEVERELY LIMIT EMERGENCY RESPONSE CAPABILITY.**

The undersigned agrees to the provisions of this LAND USE PERMIT APPLICATION and also allows the ZONING/PLANNING DEPARTMENT personnel the right to inspect the described property.

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_      Agent: \_\_\_\_\_

**Office Use Only:**

Date: ____/____/____	Approved: _____	or Denied: _____	Fee Tendered: _____	Check #: _____
Permit Description: _____				
Zoning Administrator: _____			Date: _____	
(231) 267-5141 (Ext. 21)			Permit Revised 10/31/17	

**OWNER IS RESPONSIBLE FOR ACCURATE STAKING OF THE PROPERTY INCLUDING BUILDING PLACEMENT  
RELATED TO SETBACK REQUIREMENTS**

**Whitewater Township**  
**Whitewater Township Guidelines for Land Use Permits (LUP's)**

The following are guidelines for Land Use Permits in Whitewater Township. The intent of these guidelines is to address the information that is required to streamline the process of review.

- A completed LUP Application.
- Proof of ownership.
- Letter of authorization to act as agent if not the owner.
- Three (3) sets of construction plans. Two (2) sets will be returned to you upon approval.
- A plot plan which includes the following (if applicable):
  - Name of Owner
  - Parcel ID Number
  - Property Address
  - North Arrow
  - Scale
  - Existing and/or Proposed Structures (including fencing)
  - Existing and/or Proposed Driveways
  - Road Right of Way and/or Utility Easements
  - Septic Field, Well
  - Water bodies on Site (Natural and/or Man Made).
  - Wetlands
- Site inspections will be done after the completed application is submitted. Often the inspection will occur the same day the application is submitted. **The location of the proposed structure(s) shall be staked prior to inspection.**
- Most approved LUP's and construction plans are then required to be submitted to the Grand Traverse County Construction Codes Office for Building Permit Application\*. The Construction Codes Office is located at 2650 LaFranier Road, Traverse City, MI. Construction Codes will not accept applications without an approved LUP from Whitewater Township.
- A final Zoning Compliance Certificate is required from Whitewater Township prior to certificate of occupancy from the Construction Codes Office. It is the applicant's responsibility to schedule accordingly.

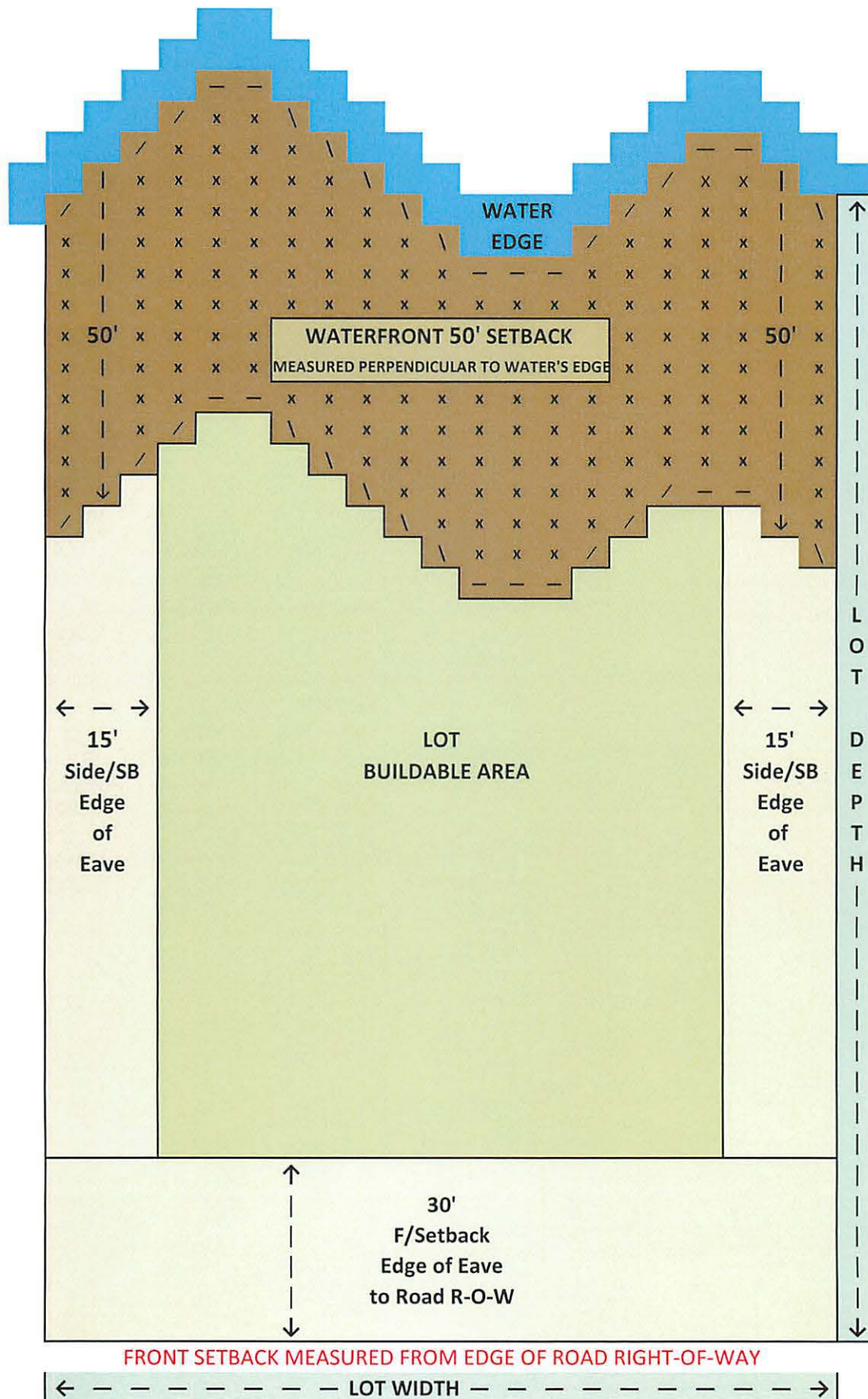
If you have any questions please contact the Whitewater Township Zoning Administrator.

E-Mail: [zoning@whitewatertownship.org](mailto:zoning@whitewatertownship.org)  
Phone: (231) 267-5141 ext. 21

\* While not exempt from a LUP, the following are exempt from a building permit – agriculturally exempt structures, fences and sheds/accessory structures less than 200 sq. ft. in size. Your LUP will clearly state if it is exempt from the building permit requirement.



EXAMPLE OF  
WATERFRONT SETBACKS



**ARTICLE XII**  
**BUILDING SIZES, LOT SIZES AND YARD REQUIREMENTS**  
**(Effective July 28, 2017)**

**Section 12.10 Building Sizes, Lot Sizes and Yard Requirements Applicable to All Districts**

- A. Each dwelling or other main building hereafter erected in any district shall have a permanent foundation and a minimum of seven hundred (700) square feet of floor space, not including breezeways, porches and garages, unless specifically exempted elsewhere in this Ordinance.
- B. The floor area of a mobile home shall be that stated as the manufacturer's declared measurements.
- C. Campground cabins shall not exceed six hundred and fifty (650) square feet including covered porches.
- D. All structures, lots, and structure setbacks from property lines shall comply with the regulations established in Article XII of this Ordinance, unless specifically exempted elsewhere in this Ordinance.

**Section 12.11 Schedule of Regulations**

(see next page for table)

**NOTES:**

- 1. No structure shall be built within the minimum yards required except when expressly allowed elsewhere in this Ordinance.
- 2. In no case shall a lot or parcel having frontage on the Boardman River or its tributaries be less than two hundred (200) feet wide at the water's edge or the building setback line, or be less than two hundred (200) feet deep.
- 3. The water's edge shall be considered to be the ordinary high water mark.
- 4. A dock may be constructed parallel to the bank, not exceeding ten (10) feet in length and not protruding in the stream, and when constructed of natural materials such as rocks or logs.
- 5. Variance provisions for the width-to-depth ratio will be found in General Ordinance 26, Land Division Ordinance, Section VII D.

**Section 12.12 Hardship**

No requirements contained in this Article shall prevent the use of a lot or parcel of land of lesser size, provided the same was of legal record or had been laid out by a registered surveyor prior to the effective date of this Ordinance; and provided, further, that as to any lot or parcel of land not of legal record or so laid out on the date of passage of this Ordinance, if any conditions shall create a hardship in complying with the restrictions contained in this Article, then the Planning Commission may grant deviation therefrom after first determining that the same shall not be inimical to the public health, safety or welfare.

## 12.11 Schedule of Regulations

**Effective 04/09/2017**

Zones	Minimum Lot Width (at front yard setback line)	Minimum Lot Area (in square feet, unbroken by any road street or thoroughfare)	Front Yard (Minimum Structure Setback in feet) Note 1	Side Yards (Minimum Structure Setback in feet) Note 1	Rear Yard (Minimum Structure Setback in feet) Note 1	Maximum Structure Height	Maximum Structural Coverage of Lot (building footprint)	Minimum Width:Maximum Depth ratio regulating lot shape	Land Use Regulated in Setbacks (see applicable zone regulations)
R-1	100'	20,000	30'	15'	30'	35'(*)		1:4	
R-2 Single Family	100'	12,000	30'	15'	30'	35'(*)		1:4	
R-2 Two Family	120'	22,000	30'	15'	30'	35'(*)		1:4	
R-3 Single Family	100'	12,000	30'	15'	30'	35'(*)		1:4	
R-3 Multi Family	120'	11,000 per dwelling	30'	15'	30'	35'(*)		1:4	
A-1	200'	40,000	30'	15'	30'	35'(*)		1:4	
RC-1	300'	5 acres	30'	15'	30'	35'(*)		1:4	
C-1	100'		50'	10'	30'	35'(*)	40%	1:4	Yes
N	100'		50'	Total 30% of width but not less than 15'	30'	35'(*)	40%	1:4	Yes
MHP	300'	17 acres	Per Statute	Per Statute	Per Statute	35'(*)		1:4	
<b>SPECIAL SITUATIONS:</b>	(except for the specific requirement stated, the regulations for the underlying zone shall remain unchanged)								
Frontage on Boardman River and tributaries. See note 2	200'		100' from water's edge. Notes 3, 4						Yes
Frontage on all other Lakes and Streams			50' from water's edge. Note 3						Yes
M-72 in A-1 Zone			100'						
Supply Road			150'						
Old M-72 in C-1 Zone			30'	0					Yes
Enclosures/structures for livestock, domestic animals (except house pets)		2-1/2 acres	100'	100'	100'				
M-72 in C-1, R-3 & N Zones (*) or 2-1/2 stories above grade	100'		75'		30'		33%	1:4	Yes



Email: [zoning@whitewatertownship.org](mailto:zoning@whitewatertownship.org)