

# TOWNSHIP OF LESLIE

## SITE REQUIREMENTS

**1 family** 1 acre minimum - frontage 165', 50' set back, 15' side lot, 40' rear, maximum height 2.5 stories or 35', 960 Square feet living space (excluding the basement).

**2 family** 1.21-acre minimum - 200' frontage, set back, side lot, rear, and height requirements are the same as 1 family dwelling. 850' square feet living space (excluding the basement) is required for each unit.

Maximum coverage of lot by all structures is 20%.

The shortest sideline in all districts is 264'. (Lot depth)

A distance of 33' shall be added to all minimum front yard set backs if measured from the roadway centerline.

Setbacks for all front or side yards, which abut a state truck line or major roadway, shall be a minimum of 50 feet.

In the case of a corner lot, the side yard abutting the street shall not be less than the front yard requirement.

**Dwelling Standards - Any building, mobile home, pre-manufactured unit or single titled unit who is designed and used exclusively for residential purposes and placed on private property must meet the following standards:**

1. Each structure shall have a minimum of 960 square feet in the initial unit, with a minimum width of 20 feet per side and comply in all respects with the Township building code, including minimum height for habitable rooms. Such structure shall have a pitched roof of at least 4/12 and have an overhang of at least one (1) foot.
2. All structures shall be placed and secured on a permanent 42" frost-free foundation. All anchorage devices shall cover an area not less than the perimeter of the structure and be constructed in accordance with state building code regulations. (Supplemented by the rules and regulations of the Michigan Mobile Home Commission).
3. No additions shall be added to the structure unless constructed of similar materials and quality as in the principle structure. Said additions shall be permanently attached thereto and otherwise comply with the restrictions concerning anchorage and foundations.
4. All mobile homes used, as a dwelling shall have been manufactured later than January 1, 1994 or otherwise comply with all standards promulgated by the United State Department of Housing and Urban Development for mobile homes manufactured after January 1, 1994.
5. The structure's water supply and sanitary facilities must be approved the Ingham County Health Department.
6. The dwelling must contain a storage capability in a basement located under the dwelling, in an attic area, in closet areas, or in a separate structure of standard construction which shall be equal to 30% of the square footage of the dwelling.
7. ACCESSORY BUILDINGS:
  - No accessory building, including detached garages, shall be closer than ten (10) feet to any lot line.
  - Accessory buildings must set at least ten (10) from other structures on the same lot.
  - The Zoning Administrator must approve accessory buildings that are to be located closer to the front property line than the principal structure.
8. YARD ENCROACHMENTS: No portion of any paved area may be closer than five (5) feet from any lot line.

# TOWNSHIP OF LESLIE

## Requirements for obtaining a building permit

### APPLICATION REQUIREMENTS

1. The location, shape, area, and dimension of the lot.
2. The location, dimensions, and heights of the existing and/or proposed structures to be erected, altered, or moved on the lot. This should include **footage from lot lines to all structures and footage from one structure to another (existing and/or proposed)**.
3. Legal description of land with copy of survey and tax identification number. **Current tax parcel must be included.**
4. The intended uses.
5. The proposed number of sleeping rooms, dwelling units, occupants, employees, customers, and other users, where applicable.
6. The yard, open space, and parking space dimensions.
7. **Septic tank and well permit** from Ingham County Environmental Health Department. 517-887-4312
8. **Driveway permit** obtained from Ingham County Road Commission. 517-676-9722
9. **Soil erosion permit or waiver** obtained from Ingham County Drain Commission, if necessary but must file a copy of necessity at their office. 517-676-8395 or <http://dr.ingham.org>
10. Two sets of blue prints (township keeps one) or pole barn specifications.
11. Copy of REScheck Compliance Certificate ([www.energycodes.gov](http://www.energycodes.gov))
12. Complete a **Property Line Verification** form and submit along with the building application.
13. Any other information deemed necessary by the Zoning Administrator to determine and provide enforcement of the Leslie Township Zoning Ordinance.
14. Property and site location must be properly staked
15. The property address must be posted in a location which is highly visible from the road (Code R319.1.)

### EVIDENCE OF OWNERSHIP

All applications for permits under the provisions of this Ordinance shall be accompanied with evidence of ownership of all property affected by the coverage of the permit.

#### VOIDING OF A PERMIT

Any permit granted under this section shall become null and void after one (1) year from the date of granting such permit unless the development proposed shall have passed its first building inspection.

### INSPECTION

Building permits shall be subject to inspections as per code, the first one prior to the issuance of a building permit, and the last one when the building is completed. It shall be the duty of the permit holder to notify the Building Inspector (24 hours in advance) regarding the time that construction will be ready for inspection. Failure of the permit holder to make proper requests for inspection shall automatically cancel the permit, requiring the issuance of a new permit before occupancy may be permitted.

**PLEASE NOTE - An OCCUPANCY PERMIT is required in order to obtain homestead tax exemption status. Before a final occupancy permit is issued and owner is allowed to move in, all other inspections must be completed.**

The Leslie Township Building Code is based on the Building Code of the State of Michigan (Sect. 8 of the State construction code act). The code used is the ICC and IRC code.

**Specific attention shall be made to the following:**

1. Footings shall be a minimum of 42" deep.
  - Pole Buildings shall have 8" of concrete at bottom of pole - 12" diameter minimum.
  - Attached Decks shall have 8" of concrete at bottom of pole – 12" diameter minimum.
  - Residential footings shall be 8"x16" for perimeter walls and 24"x24"x12" for support columns.
  - Poured walls shall be keyed or doweled to footings including garage walls.
2. Specific details of wood foundations must be submitted for approval.
3. Egress windows shall be required in bedrooms and sleeping areas.
4. Smoke Detectors with Battery backup are required. They shall be wired so that when one unit alarms they all alarm. Locations will be determined by code.
5. A minimum of 3'x3' landing shall be required at the exterior of each egress door including door to attached garage.
6. Open sides of all stairways require guardrails. Handrails shall return to wall.
7. Top of soffits shall be closed.
8. Crawl spaces shall be free of vegetation. Ventilated as per code, and properly sealed.

***The Township requests that when you are issued an address by our building department that the numbers be placed on the mailbox and house as soon as possible.***

**INSPECTORS:**

A). Building Permits by Township Building Inspector  
Bill Myers Phone: 517-910-3370 (8:00 a.m. – 7:00 p.m.)

B). Electrical by Township Electrical Inspector  
Mike Monroe Phone: 517-599-3913

C). Plumbing by Township Plumbing Inspector  
Rex Simons Phone: 517-676-6408

D). Mechanical by Township Mechanical Inspector  
Rex Simons Phone: 517-676-6408

Zoning Administrator - June Pallottini 517-589-8809 email: [jhpallott@aol.com](mailto:jhpallott@aol.com)

Building Department Coordinator - Deb Parmelee 517-589-8201 [dparm@leslietownship.org](mailto:dparm@leslietownship.org)

## **TOWNSHIP OF LESLIE SCHEDULE OF FEES**

### **BUILDING**

Dwellings, Commercial & Industrial \$300 or 20 cents a square foot, whichever is greater - *5 inspections*  
Additions \$250 or 15 cents a square foot, *whichever is greater* - *4 inspections*  
Alterations \$205 - *3 inspections*  
Attached garage at time Building Permit for Dwelling is pulled \$90 - *2 inspections*  
Garages and Other Buildings \$160 - *2 inspections*  
Decks (attached or unattached) \$110 - *2 inspections*  
Swimming Pools (in ground) \$110 - *2 inspections*  
Demolition N/C  
Additional & Re-inspection / Miscellaneous \$65

### **ELECTRICAL**

New Single Family Dwelling & Mfg. Homes \$185 - *4 inspections*  
Alterations / Additions \$105 - *2 inspections*  
Garages, Barns and Other Buildings \$105 - *2 inspections*  
Up Grade Service / Solar / Generators \$65  
Additional & Re-inspection / Miscellaneous \$65

### **PLUMBING**

New Single Family Dwelling \$160 - *3 inspections*  
Manufactured Home \$110 - *2 inspections*  
Alterations / Additions \$110 - *2 inspections*  
Underground / Investigation Inspections \$65.00  
Additional & Re-inspection \$65.00

### **MECHANICAL**

New Single Family Dwelling \$160 - *3 inspections*  
Manufactured Homes \$110 - *2 inspections*  
Alterations / Additions / Geothermal \$110 - *2 inspections*  
Furnace Replacement / Air Conditioner / Water Heater \$65 - *1 inspection*  
Wood Burning Equipment/Fireplace \$65 - *1 inspection*  
Additional / Re-inspection / Investigation Inspection \$65  
LP Storage Tank \$65

### **ZONING**

Zoning Amendment \$500.00  
Special Use Application \$400.00  
Appeals to the Board of Appeals \$250.00  
Construction Board of Appeals \$250.00  
Zoning Inspection \$30.00

### **LAND DIVISION**

Land Division Review - \$100.00 base plus \$25.00 for each new parcel over one.  
Land Adjustment – N/C

### **MOBILE HOME PARKS**

Permit Fees - \$600.00  
Compliance Bond - \$200,000.00

### **SUBDIVISIONS**

Plat Fee \$250.00

**PENALTY FEE FOR STARTING WORK WITHOUT A PERMIT IS \$300.00**

**Effective – 01/01/2016**