

# 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 setbacks 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 which 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 by the Ingham County Health Department.
6. 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.
7. 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

1. Submit a completed **Application for Building Permit & Plan** along with a **\$60 application fee** payable to Leslie Township. Incomplete applications will not be accepted
2. Be sure to include all structures on the site plan drawing as well as **footage from lot lines to all structures and footage from one structure to another (existing and proposed)**. Refer to the "Sample Site Plan" provided with the building application.
3. Legal description of land with copy of survey and tax identification number. **Current tax parcel must be included.**
4. Contact **Miss Dig** (call 811 or go online at [www.missdig.org](http://www.missdig.org)) before starting any excavating.
5. **Septic and well permit** from Ingham County Environmental Health Department if applicable (517)887-4312.
6. **Driveway permit** from Ingham County Road Department (517)676-9722 if no existing driveway.
7. **Soil erosion permit / waiver** obtained from Ingham County Drain Commission. (517)676-8395 or [www.inghamsesc.org](http://www.inghamsesc.org)
8. Provide two sets of blue prints (1/4 scale for residential) or pole barn specifications whichever is applicable.
9. Submit a **Property Line Verification** form.
10. Provide any other information deemed necessary by the Zoning Enforcement Official to determine and provide enforcement of the Leslie Township Zoning Ordinance.
11. Property lines and/or location of proposed building must be properly staked.
12. Property address must be posted in a location which is highly visible from the road (Code R319.1.)
13. An occupancy permit will **not** be issued for new homes until a mechanical permit for LP tank has been acquired (if applicable) and all permit inspections have passed including blower door test on new homes.

### 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.

### INSPECTIONS

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 permits, 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 permit inspections must have an approved final inspection including well & septic.**

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.
  - Attached decks shall have 8" of concrete at bottom of pole – 12" diameter minimum.
  - Residential footings shall be code for perimeter walls and 24"x24"x12" for support columns.
  - Poured walls shall be keyed or doveled 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 above and below grade. Two (2) means of egress are required in basements.
4. Smoke Detectors with battery backup are required. They shall be wired so when one unit alarms they all alarm. Locations will be determined by code. Minimum of one (1) Carbon Monoxide Detector required per dwelling.
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 or conditioned and properly sealed or insulated.

***The Township requires that when you are issued an address by our building department, the numbers be placed in a highly visible location near the roadway. They should then be placed on the mailbox and house as soon as possible upon completion of construction.***

**INSPECTORS:**

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|---|---|
| A). <u>Building Permits</u><br>Bill Myers | Township Building Inspector<br>Phone: 517-910-3370 (Monday- Friday 8:00 a.m. – 6:00 p.m.) |
| B). <u>Electrical</u><br>Matt Wood        | Township Electrical Inspector<br>Phone: 517-569-2003                                      |
| C). <u>Plumbing</u><br>Larry Craft        | Township Plumbing Inspector<br>Phone: 517-740-8604  |
| D). <u>Mechanical</u><br>Daniel Plyler    | Township Mechanical Inspector<br>Phone: 517-331-3905                                      |

Zoning Administrator – Dallas Henney 589-8201 email: [Dhenney@leslietownship.org](mailto:Dhenney@leslietownship.org)

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

# LESLIE TOWNSHIP SCHEDULE OF FEES

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

## BUILDING

### **Application Fee (non-refundable) - \$60**

Dwelling, Commercial & Industrial \$400 or .30 cents a square foot, whichever is greater - 5 inspections  
Addition \$350 or .25 cents a square foot, whichever is greater - 4 inspections  
Alteration \$260 - 3 inspections  
Attached garage at time Building Permit for Dwelling is pulled \$150 - 2 inspections  
Garage, Pole Barn, Accessory Buildings \$260 - 3 inspections  
Re-roof, Egress Window, Ground Mount Solar \$200 - 2 inspections  
Deck, In Ground Swimming Pool \$200 - 2 inspections  
Roof Mount Solar \$140 - 1 inspection  
Miscellaneous, Additional, Re-inspection, Investigation \$140 - 1 inspection  
Commercial / Utility - \$10,000 (non-refundable) PLUS minimum of \$10,000 escrow  
Demolition N/C

## ELECTRICAL

New Single-Family Dwelling, Mfg./Modular Home \$265 - 3 inspections  
Alteration, Addition, In Ground Pool \$205 - 2 inspections  
Pole Barn, Garage, Accessory Buildings, Ground Mount Solar \$205 - 2 inspections  
Up Grade Service, Generator, Roof Mount Solar, Underground \$145 - 1 inspection  
Miscellaneous, Additional, Re-inspection, Investigation \$145 - 1 inspection  
**Ground & Roof Mount Solar Project - \$60 Application Fee**

## PLUMBING

New Single-Family Dwelling \$265 - 3 inspections  
Manufactured Home, Modular \$205 - 2 inspections  
Alteration, Addition \$205 - 2 inspections  
Underground, Investigation \$145 - 1 Inspection  
Miscellaneous, Additional, Re-inspection \$145 - 1 inspection

## MECHANICAL

New Single-Family Dwelling \$265 - 3 inspections  
Manufactured Home, Modular \$145 - 1 inspections  
Alteration, Addition, Geothermal \$205 - 2 inspections  
Fireplace (Built-in) \$205 - 2 inspections  
Wood Burning Appliance \$145 - 1 inspection  
Furnace, Air Conditioner, Water Heater \$145 - 1 inspection  
LP Storage Tank, Generator \$145 - 1 inspection  
Miscellaneous, Additional, Re-inspection, Investigation \$145 - 1 inspection

## ZONING

Zoning Amendment \$550  
Special Use Application \$550  
Solar or Wind Special Use Permit - \$10,000 (non-refundable) PLUS \$15,000 Escrow  
Cellular Tower Special Use Permit - \$10,000 (non-refundable) PLUS \$15,000 Escrow  
Appeals to the Board of Appeals \$450  
Construction Board of Appeals \$300  
Zoning Inspection \$35

## LAND DIVISION

Land Division Review - \$100 base plus \$25 for each new parcel over one.  
Land Adjustment - \$100

## MOBILE HOME PARKS

Permit Fees - \$1000  
Compliance Bond - \$200,000

## SUBDIVISIONS

Plat Fee - \$250

Effective May 15, 2022