

# Planning a Spring or Summer Project? Just a few reminders.....

## Sheds

Yes, you do need a Land Use Permit.

- Sheds are allowed to be in the rear yard at least five (5) feet from the side and rear lot lines.

The application is available under the Zoning Documents and must be accompanied by a plot plan of the property showing where the shed will be located. The fee for the permit is \$35.

## Decks & Similar structures:

Yes, you do need a Land Use Permit.

Unenclosed porches may project into any yard, provided:

- The height shall not exceed one story (measured from grade to the highest point)
- Shall not be closer than five feet to any lot line
- Decks, patios and terraces may project into the required yard if it is unroofed and without walls or other enclosure that connects to the principal building
- Shall not be within the front yard
- Shall not be more than three feet above the average grade

The application is available under the Zoning Documents and must be accompanied by a plot plan of the property showing where the deck/porch will be located & construction plans. The fee for the permit is \$35. You are also required to obtain a building permit from Livingston County Building Department ([livgov.com/building](http://livgov.com/building)).

All other structures, additions, enclosures, etc. must meet the required setback for the district in which it is located:

<b>Zoning District</b>	<b>Minimum Front Yard/ Setback (In Feet)</b>	<b>Minimum Side Yard/ Setback (In Feet)</b>	<b>Minimum Rear Yard/ Setback (In Feet)</b>
R1	30	8	30
R2	30	6	30
R3	30	6	20
R4	20	6	20

The application is available under the Zoning Documents and must be accompanied by a plot plan of the property showing where the structure will be located & construction plans. The fee for the permit ranges from \$35 depending on the square footage proposed. You are also required to obtain a building permit from Livingston County Building Department ([livgov.com/building](http://livgov.com/building)).

## Fences

Yes, you do need a Land Use Permit.

- The maximum height of a fence within a front yard shall be three and one-half (3 ½) feet
- The maximum height of a fence within a side yard or rear yard shall be six (6) feet
- Fences on a corner lot must comply with the vision clearance requirements, which can be found in Section 152.261 (E) of the Zoning Ordinance
- Fences are permitted on any lot line except lot lines that abut a road right-of-way, which shall be setback at least five (5) feet from the road right-of-way and landscaped on the road side.

The application is available under the Zoning Documents and must be accompanied by a plot plan of the property showing where the fence will be located. The fee for the permit is \$35.

## Driveways

Sealcoating: The Village has an ordinance that regulates sealcoating products. Therefore, every sealcoat company must be registered with the Village prior to any application. The Village maintains a list of those registered companies available on our website, but it is a simple process for any company to get registered.

A Land Use Permit Waiver is required and is available under the Zoning Documents. There is no fee.

### New or Replacement Asphalt or Concrete driveways:

Residential Driveway Materials:

- New homes being constructed shall include a driveway surfaced with a material which is equal to or better than the surface of the roadway which it joins. At a minimum, driveways shall be constructed with at least the materials listed below.
- Existing homes that apply for a new hard surface driveway or apply to resurface an existing driveway shall also meet the standards listed below:

Asphalt Driveways:

- a. 6 inches of MDOT 21AA aggregate base
- b. 3 inches of MDOT 36A bituminous surface

Concrete Driveways:

- a. 4 inches of MDOT 21AA aggregate base
- b. 4 inches of MDOT Grade PI, 6.0 sack concrete, fiber-reinforced

A right-of-way – Driveway permit is required and is available under the Zoning Documents. The cost is \$100 plus an escrow of \$1,000 is required to ensure that anything within the road right-of-way is restored. This is refundable when the work is complete and has passed all final inspections.

## Roofing

A Land Use Permit Waiver is required and is available under the Zoning Documents. There is no fee. However, you will want to contact Livingston County Building Department ([livgov.com/building](http://livgov.com/building)) for building permit requirements.

## Swimming Pools

Yes, you do need a Land Use Permit.

- Swimming pools are permitted only in the rear yard and the setbacks from side lot and rear lot lines shall comply with the zoning district in which the pool is located (see above table). No swimming pool shall be located within an easement.

- For the protection of the general public, swimming pool enclosure, gating and access control and overhead clearance shall comply with State of Michigan Construction Code and the International Swimming Pool and Spa Code requirements, as implemented by the Livingston County building official.
- On-ground and above-ground pools greater than 30 inches in height up to 48 inches must have a code approved barrier around them and meet the requirements of the Livingston County Building Department.
- All other on-ground and above-ground pools which are 48 inches or greater in height have alternative methods for complying with the barrier requirements as implemented by the Livingston County Building Department.

The application is available under the Zoning Documents and must be accompanied by a plot plan of the property showing the location of the swimming pool and any proposed decks, bathhouses and/or cabanas. The site plan shall also show the location, height and type of all existing and proposed fences or walls and access gates. The fee for the permit is \$35.