

CITY OF IRON MOUNTAIN ZONING PERMIT – SHED/GARAGE

Please return to: Iron Mountain City Hall, 501 S. Stephenson Ave., Iron Mountain MI 49801

APPLICANT'S NAME: _____

LOCATION/STREET ADDRESS: _____

PROPERTY NUMBER: _____

OWNER'S NAME (if different): _____

CONTRACTOR/BUILDER (if different): _____

ATTACH A PICTURE/SKETCH OF SHED/GARAGE DESIGN:

PICTURE/SKETCH SHOULD SHOW FRONT OR HIGHEST ELEVATION, DETAIL MATERIAL COMPOSITION AND INCLUDE DIMENSIONS. *(see frequently asked question #13)*

ATTACH A PROPERTY SKETCH TO THIS APPLICATION:

SKETCH SHOULD SHOW LOT LINES, EXISTING FENCES, DRIVEWAYS, LOCATIONS OF EXISTING AND PROPOSED STRUCTURES WITH DIMENSIONS OF STRUCTURES AND DIMENSIONS TO LOT LINES AND DISTANCES BETWEEN ACCESSORY BUILDINGS AND PRIMARY STRUCTURES. *(see frequently asked question #14)*

The structure I am proposing to build (initial each of the following) ...

is located on the same parcel as the principal building _____
(see frequently asked question #2)

will not result in buildings covering greater than 35% of a parcel zoned Residential-1 _____
(see frequently asked question #3)

is not closer than 10' to any other structure _____
(see frequently asked question #6)

is not closer than three feet to any interior side or rear lot line _____
(see frequently asked question #7)

is not closer than 10' to any dedicated public right-of-way _____
(see frequently asked question #7)

does not violate the front setback of the principal building _____
(see frequently asked question #2)

will not be located in either of my front yards (corner lots only) _____
(see frequently asked question #8)

is planned to be less than 18' tall from average front grade to roof peak _____
(see frequently asked question #12)

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I, (print name): _____ as owner (agent) attest that the information provided in this application is accurate and complete. It is expressly understood that the property line location and corresponding set-back information is the responsibility of the owner (agent). In the event that any dispute arises over the location of the property lines, the owner (agent) will at their own expense, obtain a survey of the property, conducted by a qualified surveyor registered in Michigan. It is also understood that if violations of the approved set-back regulations in this application are identified during or after construction, it will be the responsibility of the owner (agent) to remedy the matter as directed by the Zoning Administrator. Further, the owner (agent) agrees to hold harmless the City of Iron Mountain and its agents from any action arising from non-compliance with the provisions of this permit. It is also understood that the issuance of this permit does not relieve the owner (agent) from complying with any and all applicable codes and ordinances in force at the time of construction.

I, (print name): _____ as owner (agent) of the property described, have read this application in its entirety, and understand and agree to the terms and conditions as stated.

Owner/Agent: _____
Signature Date

Owner/Agent Address: _____

Owner/Agent Email: _____

Owner/Agent Contact: _____
Home/Cell Work

SUBMITT APPLICATION FEE:

PAYMENTS OF CHECK OR CASH ARE ACCEPTED AND MAY BE PAID VIA DROP BOX OR DELIVERY TO THE FOLLOWING ADDRESS:

CITY OR IRON MOUNTAIN
501 S. STEPHENSON AVE.
IRON MOUNTAIN, MI 49801

THE FEE SCHEDULE IS SHOWN BELOW:

Residential Garage under 250 ft ²	\$25.00
Residential Garage over 250 ft ²	\$50.00
ADA Ramp	No Fee
Shed/Accessory Structure	\$35.00

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Frequently Asked Questions

1) What is an accessory structure?

Per City Ordinance Section 74-4 an accessory building is a structure customarily incidental and subordinate to the principal structure and located on the same lot as the principal building. An example of an accessory structure would be a detached garage, shed, pergola, car port, gazebo, etc....

2) What do I do if I have multiple parcels?

If a property owner has multiple parcels and wishes to place an accessory structure on a parcel that does not contain the principal building, the two parcels must be combined prior to the issuance of a zoning permit. Parcel combination forms are available at www.cityofironmountain.com.

3) Is there a limit to the number of accessory structures I can build?

Yes, Per City Ordinance Section 74-215(3), the maximum lot coverage by all buildings, including accessory buildings, on a parcel that is zoned Residential-1 shall not exceed 35 percent. All other zoning districts do not have a density restriction.

4) How do I know what my property is zoned?

A property's zoning determination is available via on-line zoning map at [Layout1 \(cityofironmountain.com\)](http://Layout1.cityofironmountain.com); property lookup at [Online Property Lookup and GIS | Iron Mountain, MI - Official Website \(cityofironmountain.com\)](http://Online Property Lookup and GIS | Iron Mountain, MI - Official Website (cityofironmountain.com)) and phone request at (906)774-8530.

5) Are accessory structures attached to the principal building?

No, Per City Ordinance Section 74-420, a structurally attached part shall comply in all respects with the requirements of this chapter applicable to the principal building.

6) How close can my accessory building be to the principal structure?

Per City Ordinance Section 74-420(2) an accessory building shall not be closer than ten feet to any other structure on the lot. Measurements are taken from the wall of a structure, not the end of the eaves.

7) How far must I build my accessory structure from my lot line?

Per City Ordinance Section 74-420(3) no accessory building shall be closer than three feet to any interior side or rear lot line, and no structure shall be constructed closer than ten feet to any dedicated public street or alley right-of-way. The front setback for accessory buildings, Per City Ordinance Section 74-420(4), are subject to all setback requirements from the street applying to the principal building. Measurements are taken from the wall of a structure to the lot line.

8) Do I have two front yards?

Per City Ordinance Section 74-215(4)(b), a corner lot where the side yard abuts a street, the minimum width of such yard shall be ten feet where there is a common rear yard (*see Figure C*). In the case of a rear yard abutting the side yard of an adjacent lot, the side yard abutting the street shall not be less than the required front yard of that district, creating a second front yard (*see Figure D*).

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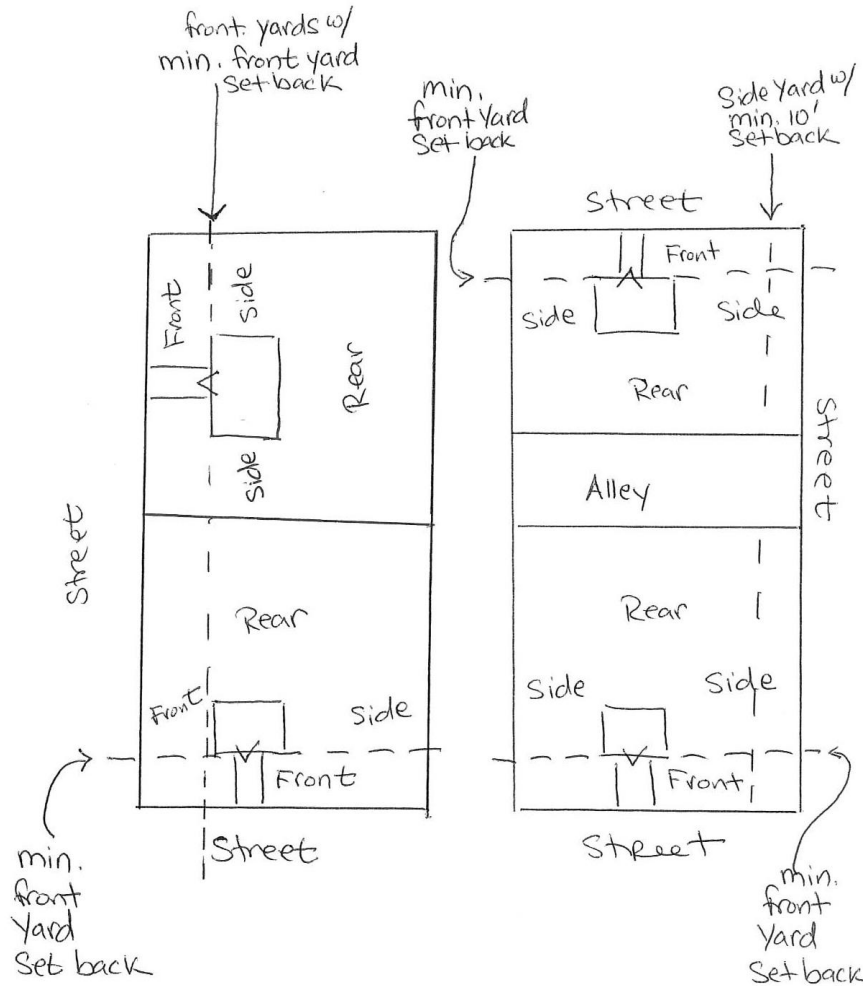


Fig. D

Fig. C

9) How do I know where my lot line is located?

A homeowner can locate their lot lines by utilizing their survey pins. Please note that the City of Iron Mountain does not maintain survey records for individual parcels, mark lot lines or address civil disagreements between neighbors regarding lot line placement.

10) Where does the City right-of-way begin?

Infrastructure improvements such as utility poles, blacktop and sidewalks do not always denote the boundary line of municipal right-of-way. Additionally, the absence of improvements does not invalidate the requirement to maintain a setback from municipal right-of-way. To locate the City's right-of-way line, refer to your survey stakes.

11) What do I do if I don't know where my survey pins are located?

The City of Iron Mountain recommended that the home owner contract with a licensed surveyor to have their survey pins placed prior to beginning their project. The property owner is responsible for knowing the exact location of their lot line and accepts all responsibility/costs associated with improper property line calculations by signing a City of Iron Mountain permit application.

12) How tall can I build my accessory structure?

Per City Ordinance Section 74-420(5) no detached accessory building in any residential district shall exceed one story or 18 feet in height.

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13) What should my picture/sketch look like?

An example of the picture/sketch of the accessory structure is shown below:

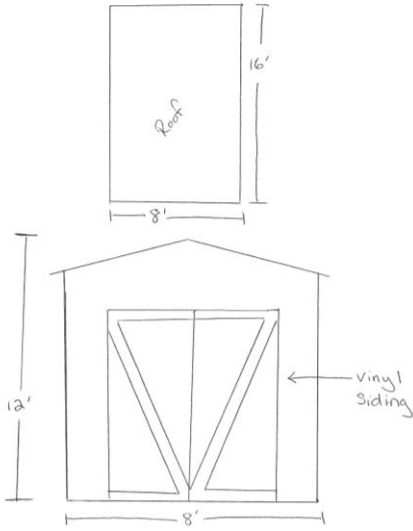
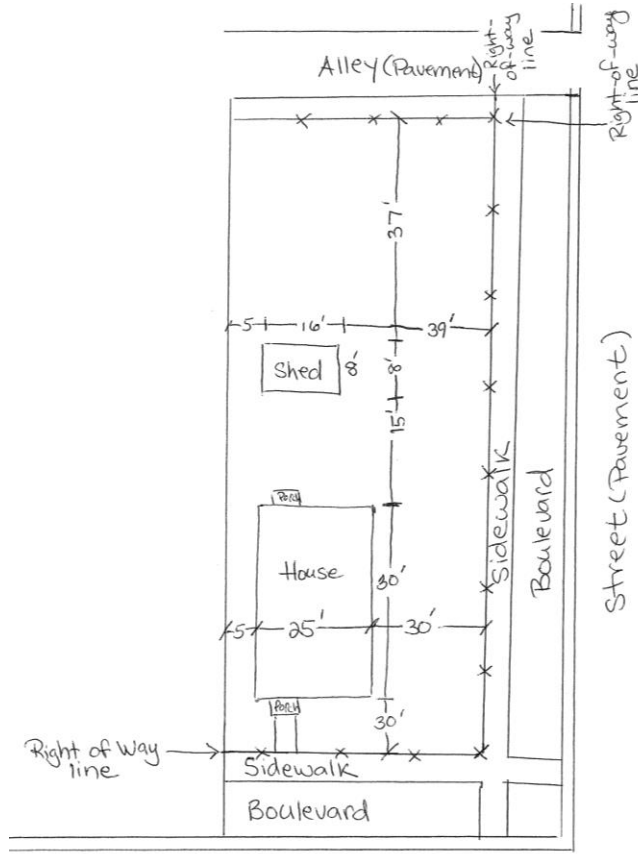


Fig. A

14) What should my property sketch look like?

An example of a property sketch is shown below:



Street (pavement)

Fig. B