

Checklist for Building Permits for Cedar Creek Township

- A. The following information must be provided to Cedar Creek Township prior to issuance of a building permit.
 - 1. A completed building permit application.
 - 2. A site plan illustrating the dimensions of the parcel, all existing structures, and all bodies of water on the parcel and where the proposed structure and driveway will be, along with distances from the proposed structure and driveway to all lot lines, other structures, and bodies of water.
 - 3. Three (3) complete sets of scaled blue prints for the proposed structure to be built, one for the building inspector, one to be returned to the applicant, and one to be given to the zoning administrator.
 - 4. For new home construction: approved permits for any well and septic systems to be installed OR passing well and septic inspections with bacti & nitrate samples.
 - 5. For new driveway construction, an approved driveway permit from the Muskegon County Road Commission OR a letter from the Road Commission stating that a permit is not required. **All portions of any driveway must be a minimum of 15 feet from any property line.**
- B. A zoning permit is required before issuance of any building permits.
- C. All permit fees are to be paid to the Building Inspector.
- D. No construction shall begin on any property until a zoning permit and a building permit have been issued. The driveway must be in place before construction begins.
- E. General Required Setbacks (measured from roof overhang)
 - 1. LDR District
 - a. Front: 30' (63' from centerline of road)
 - b. Side: 10'
 - c. Rear: 20'
 - d. Residential accessory buildings up to 120 square feet may be placed with a 5' side and rear setback.
 - 2. HDR District
 - a. Front: 30' (63' from centerline of road)
 - b. Side: 10'
 - c. Rear: 10'
 - d. Residential accessory buildings up to 120 square feet may be placed with a 3' side and rear setback.
 - 3. AG District
 - a. Front: 50' (83' from centerline of road)
 - b. Side: 30'
 - c. Rear: 75'
- F. All single family dwellings shall have a minimum width (measured wall-to-wall) of 24' and 1,000 square feet of floor area.
- G. On lots that have frontage on two or more roads, all setbacks on the road sides of the parcel are front setbacks.

NEW RESIDENTIAL CONSTRUCTION

JOB ADDRESS: _____

CEDAR CREEK TOWNSHIP INSPECTIONS DEPARTMENT WILL NOT START A RESIDENTIAL PLAN REVIEW UNTIL ALL OF THE FOLLOWING ITEMS ARE HANDED IN:

- TWO (2) SETS OF PLANS
- SITE PLAN
- TRUSS SPECS.
- BCI LAYOUT
- ENERGY CODE
- DRIVEWAY PERMIT (MUSKEGON COUNTY ROAD COMMISSION)
- WATER REQUIREMENTS
- SEWER REQUIREMENTS
- DECK SIZE
- AIR CONDITIONING YES____ NO____
- COPY OF BUILDERS LICENSE (IF JOB IS CONTRACTED OUT)

IF YOU HAVE ANY QUESTIONS, PLEASE CALL 231-777-2555, EXT. 1127