



# TOWNSHIP OF DENTON LAND USE APPLICATION FORM



P.O. BOX 289  
PRUDENVILLE, MICHIGAN 48651-0289  
OFFICE (989) 366-5913 FAX (989) 366-7123  
zoning@dentontownship-mi.org

**On Beautiful Houghton Lake  
HOURS: 8am to 10am**

RACHAEL BARNES LAND USE / ZONING

*Zoning Administrator has 30 days from the signed date of this application to issue a permit if all requirements are adhered to. Applications may be faxed, mailed, hand delivered or emailed.*

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## **PLEASE READ BEFORE FILLING OUT THIS APPLICATION:**

In order to expedite and complete the processing of this application, the Zoning Administrator requires that all pertinent material required for review be submitted at the time the application is made. If the application is found to be incomplete, review and processing of the request **will not begin until the application is made complete**. In submitting this application, the applicant should be prepared to give evidence and information which will justify the request.

## **Below is a list that describes what requires a Land Use Permit in Denton Township:**

**Sheds**-prebuilt, carports, lean-to's, gazebos & pergolas- FEE \$10.00

**Decks**- open decks, covered porches, glass enclosed porches & screen enclosed porches (**Even if you are just replacing boards in same footprint**)-FEE \$10.00

**Garages & Pole Barns**- detached & attached- FEE \$25.00 residential, \$30.00 commercial

**Additions**- to any dwelling or accessory building- FEE \$25.00 residential, \$50.00 commercial (w/o going to PC)

**New Home**- drawing or print must include how many stories, height and foundation-FEE \$50.00

**Roof if changing trusses**- FEE \$10.00

**Fence**- chain link, wood privacy, picket, split rail, decorative fences (Even if you are just replacing the boards in same footprint) *No permit is required for chicken wire* -FEE \$10.00 residential, \$15.00 commercial

**Change of Use**- Please describe your change of use with your drawing. FEE \$10.00 residential, \$30.00 commercial

**Demolition**- Demo of houses (including the foundation), accessory buildings, fences, and decks. If you are looking to demo a house with accessory buildings- We do not allow an accessory structure to stand alone on a parcel without a dwelling unless you have 5 acres or more! All building(s) will need to be demolished if you are requesting the demo of a home with accessory buildings under 5 acres- FEE \$10.00 (sheds, decks, garages etc.) \$20.00 (for whole home) residential, \$20.00 commercial (accessory buildings), \$50.00 (whole building demo)

**Signs**- All commercial signs require a permit and owner must submit the specs- FEE \$100.00 (brand new sign), \$20.00 (to replace or reface)

All temporary signs also require a Land Use Permit (shall only be affixed for 30 days in any calendar year) NO FEE

**Camping**- requires a permit – NO FEE

**Site Plan Review**- FEE \$300.00

**Special Use Permit with Planning Commission**- FEE \$450.00

**ZBA Hearing**- FEE \$450.00

**Subdivisions, Condo Projects & PUD's**- FEE \$450.00+\$1,000 escrow amount

**Rezoning**- FEE \$450.00

**Conditional Rezoning**- FEE \$450.00+\$1,000 escrow amount

## **Frequently asked setback requirements:**

**\*\*Required setbacks for dwellings off the water (all attached garages, covered porches, carports etc. follow these guidelines)** - 25' front lot line (road side), 25' rear lot line and 7'6" off of side lot lines.

**\*\*Required setbacks for dwellings on the water (all attached garages, covered porches, carports etc. follow these guidelines)** - 15' front lot line (road side), 25' front lot line (water side), and 7'6" off of side lot lines.

**\*\*Required setbacks for detached accessory buildings off the water-** 6' off the side and rear lot lines. If erected in a front yard a 25' setback must be maintained.

**\*\*Required setbacks for detached accessory building on the water-** 20' front lot line (road side) and 6' off of side lot line. No accessory building is permitted on the water side. Side yard or road side only.

**\*\*Required setback for wood privacy fence-** 25' front lot line on properties off the water & shall not exceed 6'. On lakefront properties wood privacy fences are not permitted, must be transparent construction and shall not exceed 4' in height.

**APPLICATION FOR (check all that apply):**

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- Site Plan Approval
- Land Use Permit
- Change of Use
- Special Use Permit
- Variance
- Appeal to \_\_\_\_\_
- Planned Unit Development
- Map or text amendment \_\_\_\_\_
- Restrictive Covenant (This will need to be done if you intend to build on more than one lot/lots or across multiple parcels).

**A DRAWING OF LOTS DIMENSIONS, ALL SETBACKS & BUILDING DIMENSIONS REQUIRED OR PERMIT APPLICATION WILL BE VOID**

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**APPLICANT:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email: \_\_\_\_\_

**PROPERTY DESCRIPTION:**

Parcel Number: \_\_\_\_\_

Improved or vacant: \_\_\_\_\_

Acres OR Lot/Lots: \_\_\_\_\_

**PROPERTY OWNER (If other than applicant):**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email: \_\_\_\_\_

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**ADDITIONAL INFORMATION:**

I certify that the statements made in this application are complete and true to the best of my knowledge. I understand that any false statements may result in denial of this application.

Applicants Signature \_\_\_\_\_ Date \_\_\_\_\_

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**FOR OFFICE USE ONLY:**

Received by \_\_\_\_\_ Date \_\_\_\_\_ Fee Paid Y or N \$ \_\_\_\_\_