



**BUILDING DEPARTMENT
SUMPTER TOWNSHIP
23480 SUMPTER RD
BELLEVILLE, MI 48111
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NEW CONSTRUCTION HOME

Dear Homeowners & Builders – PLEASE READ THE FOLLOWING THOROUGHLY

Be advised – The plan review process takes 3 – 4 weeks, provided plans are properly prepared.

The following items are required to be submitted before a building permit can be issued:

1.
 - a. A complete application for building permit, include property tax # (Sidwell #)
 - b. If the new structure is being built by someone other than the homeowner, a copy of the builders state license, insurance carrier, MESC # & Federal ID #; if work is being done by homeowner, a homeowner affidavit is required.
 - c. Two sets of blueprints & specs on the new structure (one set will be returned when approved by the building inspector and planner).
 - d. Plan Review Fee \$200.00.
 - e. Copy of the registered survey required.
 - f. Complete plot/site plan showing existing grades & proposed grades; including limits of fill, swales & contouring.
 - g. Environmental "site review requirements" completed.
 - h. Note – site plan drainage to be 2% slope to a minimum of ten (10) feet away from house elevations.
2. Septic Tank Permit from Wayne County Health Department Division of Environmental Health (WCEHD)
3. Water Tap Permit (see Water Dept. for application) or well permit (if applicable) from WCEHD. Water tap application must be approved before issuing building permit for new home construction.
4. Copy of ownership record (Registered Deed, Land Contact).

While you are waiting/applying for items 2-5, you may submit items listed above in #1 for approval.

Temporary house numbers are required at the road during construction. Permanent house numbers, after construction, must be erected within 100 feet of front yard setback. All numbers must be clearly visible from road at drive entrance.

Visible permit in weatherproof (clear plastic) bag available at job site, off main road. Keep approved plans and specification available for all building inspectors at job site at all times. Homeowner to open account with Detroit Edison, ASAP.

****NOTE: Sumpter Township Requires a 6:12 Minimum Roof Pitch.**

NOTICE: THE WATER TABLE AFFECTS MOST FOOTING LOCATIONS IN SUMPTER TOWNSHIP & THE SURROUNDING AREA. IT IS RECOMMENDED BY THIS OFFICE THAT THE BOTTOM OF THE FOOTING BE NO LESS THAN 1 INCH ABOVE THE WATER TABLE. IT IS RECOMMENDED THAT A POST HOLE BE DUG AT THE TIME OF STAKING TO A DEPTH OF FOUR (4) FEET. BEFORE EXCAVATION, THE HOLE WILL BE INSPECTED FOR WATER TABLE DEPTH.

Only Permit Holder Shall Call For Inspections And Must Have Permit Number When Calling For Inspections!

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Sumpter Township

23480 Sumpter Rd.

Belleville, MI 48111

(734) 256-4420

Site Plan:

- ☐ indicate size of structure & location
- ☐ indicate location of all power lines
- ☐ indicate location of septic system
- ☐ indicate drainage of site & drainage ditches
- ☐ indicate driveway location & type of materials to be used
- ☐ indicate length of all property lines & easements

Building Plan:

- ☐ indicate location/size of all windows, doors, & openings
- ☐ indicate header size for all bearing walls
- ☐ draw all four (4) elevations & cross section in detail
- ☐ floor plan shall indicate window, door, & interior walls

Zoning:

- ☐ R-1
- ☐ R-2
- ☐ MR
- ☐ Agricultural
- ☐ Rural Farm
- ☐ Other (Commercial, Industrial, Etc.)

Section 4.18. - Schedule of area, height and placement regulations.

The following regulations regarding lot sizes, yards, setbacks, lot coverage, structure size and densities apply within the zoning districts as indicated, including those "additional regulations" referred to in the following table.

No structure shall be erected, nor shall an existing structure be altered, enlarged or rebuilt, nor shall any open space surrounding any structure be encroached upon or reduced in any manner, except in conformity with the regulations hereby established for the district in which such structure is located. No portion of a lot used in complying with the provisions of this ordinance for yards, lot area, occupancy, in connection with an existing or projected structure, shall again be used to qualify or justify any other structure existing or intended to exist at the same time.

Zoning District	Minimum Lot Size Per Dwelling Unit		Maximum Building Height (a)			Minimum Yard Setback (b)			Minimum Floor Area Per Dwelling Unit (d)
	Area (m)	Lot width	Stories	Feet	Front (a,c)	Side	Total of two (2) Side Yards	Rear	
AG, Agricultural District	1 acre	150 ft.	2	35	50 ft.	20 ft.	40 ft.	50 ft.	1,200 sq. ft.
RF, Rural Farm District	1 acre	150 ft.	2	35	40 ft.	20 ft.	40 ft.	50 ft.	1,200 sq. ft.
R-1, Country Home District	1 acre	150 ft.	2	28	40 ft.	20 ft.	40 ft.	50 ft.	1,200 sq. ft.
R-2, Single-Family Residential District	(f)	(f)	2	28	30 ft.	10 ft.	25 ft.	40 ft.	1,200 sq. ft.
RM, Two-Family and Multiple Family Residential District	(e)	150 ft.	2	30	25 ft.	10 ft.	25 ft.	50 ft.	(h)
RMH, Manufactured Housing Park District	10 acres						(see section 6.33)		
CBD, Central Business	—	—	3	40	—	—	—	—	—

District									
C-1, Local Business District	—	100 ft.	2	30	30 ft.	10 ft.	20 ft. (i)	20 ft.	—
C-2, General Business District	—	150 ft.	2.5	30	45 ft.	10 ft.	20 ft. (i)	20 ft.	—
LI, Light Industrial District	1 acre	200 ft.	4	40	50 ft.	20 ft.	40 ft.	20 ft.	—
GI, General Industrial District	2 acres	250 ft.	3	50	75 ft.	30 ft.	60 ft.	30 ft.	—