

WHAT IS A ZONING PERMIT?

A zoning permit is an official finding by the Zoning Administrator that a planned use of a property or a proposed structure, as indicated in the application, complies with the requirements of the Zoning Ordinance. A building permit shall not be issued until a zoning permit application has been submitted to and approved by the Zoning Administrator.

WHEN IS A ZONING PERMIT A REQUIREMENT?

A zoning permit is required in any of the following cases:

- ☐ Construction of a building or moving a building onto a lot.
- ☐ Additions to an existing building, including fence, porch and/or deck.
- ☐ Changes in the use of a building or parcel of land. For the purpose of this provision, a change in use would be when the use changes from one of the uses as listed in the Land Uses Defined (see Article 5, Section 8) to another use listed in this section.
- ☐ Changes to a nonconforming use or a structure housing a nonconforming use including interior remodeling.
- ☐ Construction of a parking lot.
- ☐ Issuance of a conditional use permit.
- ☐ Construction of an accessory structure.
- ☐ Roof, siding, or windows.
- ☐ Cement, driveway or sidewalk.

Application for a zoning permit must be made before construction or change of use begins. When a building permit is also required for the project, application for a zoning permit can be made at the same time.

WHO APPROVES A ZONING PERMIT?

A zoning permit is reviewed and approved by the Zoning Administrator. An appeal of any decision by the Zoning Administrator in approving or denying a zoning permit is made to the Planning Commission, the Zoning Board of Appeals and the Village Council.

ZONING PERMIT CHECKLIST

What is required for a zoning permit application?

- ☐ A completed and signed copy of the zoning permit application
- ☐ A completed plot plan
- ☐ Application fee

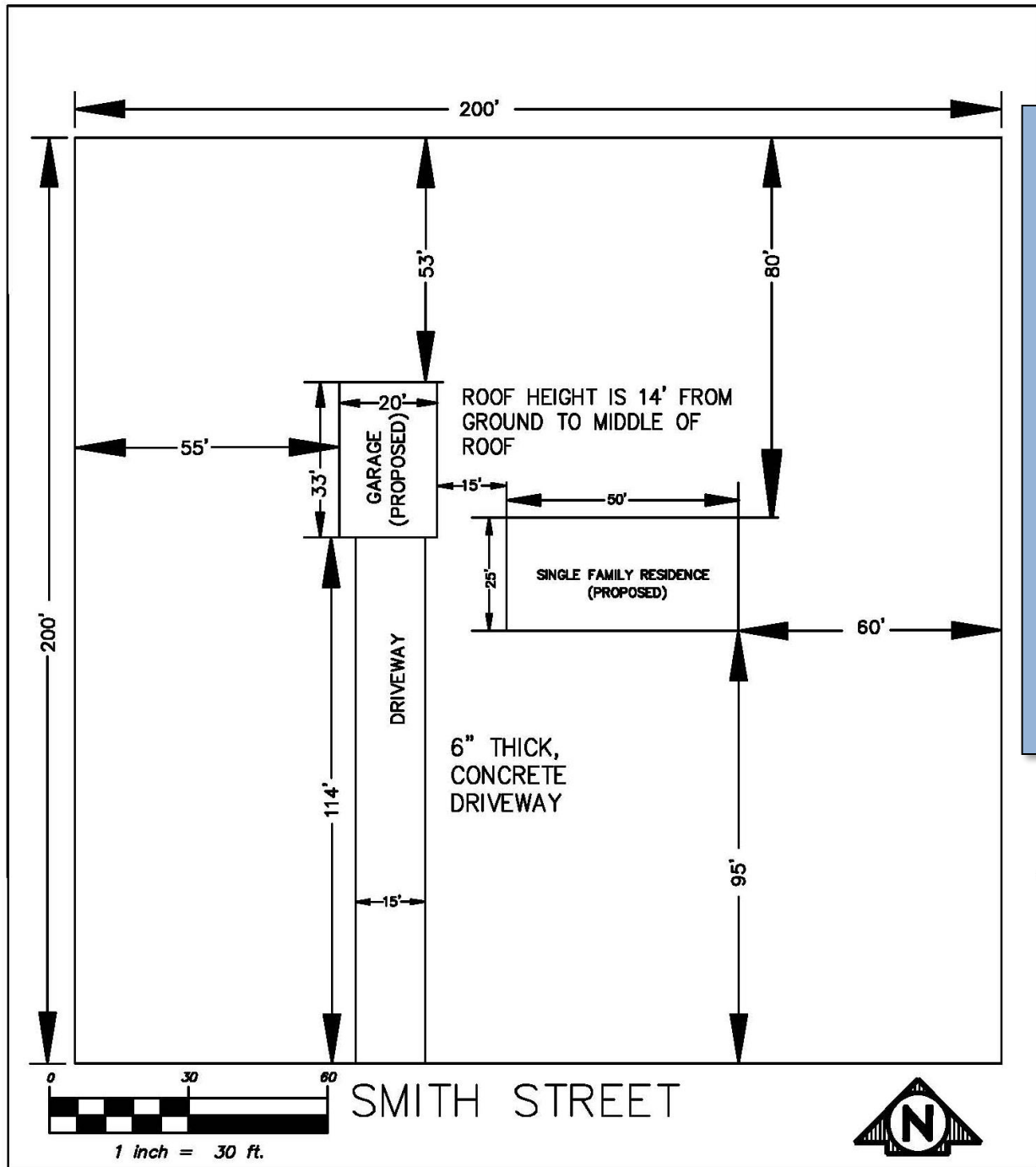
What is required on a plot plan?

- ☐ Dimensions of the parcel of land.
- ☐ Frontages on public or private land.
- ☐ Location and size (exterior "footprint" and height) of all existing and proposed buildings and parking areas and their distance from each other and the lot lines.
- ☐ Proposed parking space.
- ☐ Name and address of applicant.

The plot plan shall consist of a drawing on a sheet of paper no smaller than 8½ inches by 11 inches, prepared by the applicant.

****When applicable all Zoning Permits are subject to approval by the Tuscola County Building Codes Authority, located at 141 South Almer Street, Suite 1, Caro, Michigan.**

Sample Plot Plan



Zoning Permit

ZONING PERMIT REVIEW CHECKLIST

DISTRICT REQUIREMENTS	
What is the use?	What is the zoning district?
Is it permitted in the district it is located in <input type="checkbox"/> By right <input type="checkbox"/> By Conditional Use Permit (SLU)	

DIMENSIONAL REQUIREMENTS		
District Requirement	Ordinance Standard	Proposed Site Plan
Minimum Lot Area (sq. ft.)		
Minimum Lot Width (ft.)		
Maximum Building Height (ft.)		
Maximum Building Height (stories)		
Minimum Setbacks - Front		
- Sides (one)		
- Sides (other)		
- Rear		
Maximum Lot Coverage		

Off-Street Parking and Loading Requirements Article 4 Section 9 Minimum Parking Standards		
	Required	Provided
Parking Spaces		
Loading Spaces		

PLOT PLAN REQUIREMENTS		
Dimensions of the parcel of land.		
Frontages on public or private streets or roads.		
Location and size (exterior "footprint" and height) of all existing and proposed buildings and parking areas and their distance from each other and the lot lines.		
Proposed parking space.		
Name and address of applicant.		



Village of Mayville

6104 Fulton Street. PO Box 219
Mayville, MI 48744
Phone: 989.843.6423 Fax: 989.843.0123
Email: villageofmayville.org
Office Hours T-TH 9:00 am to 3:00 pm

Date: _____

Application Number: _____

Review Fee: \$ _____

VILLAGE OF MAYVILLE ZONING PERMIT APPLICATION

Applicant Information

Name: _____

Street Address: _____

City: _____ Zip: _____ Home Ph: _____ Day Ph: _____

Property Owner (if different from applicant; if more than 1 list on separate sheet)

Name: _____

Street Address: _____

City: _____ Zip: _____ Home Ph: _____ Day Ph: _____

Property for which Zoning Permit is requested

Street Address: _____

Nearest Crossroads: _____

Tax Parcel ID#: _____ Zoning District: _____

Proposed

- | | |
|--|--|
| <input type="checkbox"/> Single family or duplex residence (new or addition) | <input type="checkbox"/> Construction of parking lot |
| <input type="checkbox"/> Accessory structure | <input type="checkbox"/> Cement, driveway, or sidewalk _____ |
| <input type="checkbox"/> Alterations or repairs to non-conforming structures | <input type="checkbox"/> Roof, siding or windows _____ |
| <input type="checkbox"/> Change of use of building or parcel or land | <input type="checkbox"/> Fence, porch, or deck _____ |
| <input type="checkbox"/> Move existing building | <input type="checkbox"/> _____ |

Attach a scaled plot plan: Drawing may be on 8 ½" x 11" paper. Show the following:

1. Dimensions of the parcel of land.
2. Frontages on a public or private street or road.
3. Location and size (exterior "footprint" and height) of all existing and proposed buildings and parking areas and their distance from each other and the lot lines.
4. Proposed parking space.
5. Name and address of applicant.

I hereby affirm that the above information is correct to the best of my knowledge.

Signature of Applicant

Print/type name

Date

Signature of Property Owner
(if different from applicant)

Print/type name

Date

(See pages five (5) and six (6))

FOR OFFICE USE ONLY

Zoning Administrator's Determination (provide date of decision): Approved _____ Denied _____
Date Date

Remarks: _____

Village of Mayville Building Department Zoning and Permit Fees

Zoning Administration Fees

(Does not include Fees for Engineering, MDOT, Utilities, Outside Permitting, or Village Tap in Fees, DEQ, or County Permits or Fees)

Zoning Permit – Residential Application Fee (ISSUES NOT REQUIRING PLANNING APPROVAL) (REQUIRES ZONING APPROVAL)	\$ 75
Zoning Permit – Commercial Application Fee (ISSUES NOT REQUIRING PLANNING APPROVAL) (REQUIRES ZONING APPROVAL)	\$ 150
PUD (Planned Unit Development) Application Fee (REQUIRED APPROVAL: PLANNING, ZONING, COUNCIL)	\$ 750
Site Plan Review – Multiples (Conversion) (REQUIRED APPROVAL: PLANNING & ZONING)	\$ 750
Site Plan Review – Commercial, Industrial (New) (REQUIRED APPROVAL: PLANNING, ZONING, COUNCIL)	\$ 1500
Site Plan Review – Commercial, Industrial (Addition) (REQUIRED APPROVAL: PLANNING, ZONING, COUNCIL)	\$ 500
Site Plan Review – Residential	\$ 300
Enterprise Zone - (SEE REQUIREMENTS) (REQUIRED APPROVAL: PLANNING, ZONING, COUNCIL)	N/A
Variance – Residential (ISSUES REQUIRING PLANNING APPROVAL) (REQUIRES ZONING APPROVAL)	\$ 400
Special Meeting Fee	\$ 400
Vacation of Streets and Alleys	\$ 750
Lot Split	\$ 1000
Council Approvals	\$ 400
Zoning Letter Verification	\$ 50
Planning Commission Special Use Approval (SEE SLUR & SLU REQUIREMENTS)	\$ 2000
Rezoning (REQUIRED APPROVAL: PLANNING, ZONING, COUNCIL)	\$ 2500

Cash, Credit Card, Check, and Money Order Payments Accepted

~All Electrical, Plumbing, and Mechanical, and Soil Erosion Permits are issued through County Building Codes

Adopted 1/20/2026

This institution is an equal opportunity provider

Council Adopted: 04/18/23

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Planning Adopted: 4/5/23

THE ZONING ADMINISTRATOR WILL NOT ACT ON AN APPLICATION UNLESS **ALL** INFORMATION IS SUBMITTED AND FEE IS PAID.

THE FOLLOWING MUST BE SUBMITTED BY THE APPLICANT:

1. Completed application form
2. Plot Plan of the property with the information listed in the attached plot plan check list
3. Fee – Not Refundable

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