

FREQUENTLY ASKED BUILDING, ZONING AND CODE QUESTIONS

The following information is for your general use in planning your project or maintenance of your property. These are the most common questions asked about regulations. There are other zoning and building requirements concerning residential property and all plans will be subject to review by the City Building Department for compliance with specific zoning and building requirements. Ordinances will be enforced by local code enforcement.

GARAGES AND OTHER ACCESSORY STRUCTURES

1. If the proposed garage will be attached to the house, the footing shall be 42" deep. An attached structure will be subject to the zoning set back required for your neighborhood. Contact the Building Department for set-back requirements.
2. If the proposed structure is detached and 400 square feet or less, the footings shall be 16" in depth. If the proposed detached structure is more than 400 square feet or more than 10 foot in height, the footings shall be 42" in depth. All detached structures shall be located within the rear yard and be at least three (3) feet from any side of rear lot line measured from the overhang from either structure. The detached structure shall not be closer than ten (10) feet measured from the overhang from any structure. When the rear lot line is adjacent to an alley, the accessory structure shall not be closer than one (1) foot from the rear lot line.
3. Proposed structure and all existing structures combined shall not cover more that 25% if the rear yard. Accessory structures shall not exceed 1200 square feet. If the proposed structure is to be 144 square feet or more, it shall be similar to the design of the main structure (house).
4. Garage on a vacant lot shall be required to be placed on the lot so that a conforming house may still be built on the lot.
5. If the garage is to be built on a corner lot, it cannot project beyond the front yard setback for each street and shall not be any closer than twenty (20) feet from any road right away.

FENCES

1. Fences shall not exceed four (4) feet in height within the front yard, six (6) feet in the side yard or eight (8) feet on along the rear lot line.
2. Fences located within 25 feet from the intersection of two roads shall not be any taller than three (3) feet from the sidewalk grade.
3. Fences may be placed on property lines.

SIDING, REPLACEMENT WINDOWS AND RE-ROOFING

1. Permits are not required for siding as of 7/1/98.
2. Replacement windows shall not require a permit unless the size of the window or header is going to change. Bedroom windows will need to comply with state codes for egresses.

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3. There is a \$50.00 fee for re-shingling. This allows for the City of Springfield to keep track of the number of layers of shingles on your home. Maximum of two (2) layers allowed.

HOME OCCUPATION

Subject to the following conditions: (see Building Department for complete condition list)

1. Shall be conducted in its entirety inside the principle dwelling. Not in a garage or shed.
2. No service shall be sold or conducted upon or from the premises which would constitute a nuisance to adjoining residents.
3. The type of business shall not create additional need for parking.
4. In no instance shall the repair or sale of a motor vehicle be determined to be a home occupation.
5. Application for Home occupation shall be made to the Building Department and requires planning commission's approval.

NOXIOUS WEEDS

1. Grass and weeds shall be maintained throughout the mowing season to a height not exceeding 6".
2. Vacant lots must maintain at least 50ft back from the road right of way.

RESIDENTIAL PARKING

1. Parking in front yards is prohibited.
2. Parking on unapproved surfaces is prohibited.

ANIMALS

1. No owner shall exceed 3 in combination at any one time, exception; the owner of a female dog or cat gives birth to puppies or kittens, they may keep such female dog or cat and puppies and kittens for a period of time not to exceed four months from the date of birth of the litter.
2. It shall be unlawful for any person owning, possessing or having charge of a dog to allow it to run at large or stray beyond the premises of such owner.
3. No person shall keep or house any cow, horse, pig, or similar farm animal or domestic fowl (chickens) within the city.

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INOOPERABLE VEHICLES

1. Any dismantled/partially dismantled or inoperable motor vehicle cannot be kept anywhere on a property except in an enclosed structure.
2. Inoperable Definition:
 - a. A motor vehicle which is dismantled or partially dismantled.
 - b. A motor vehicle which is in a state of disrepair.
 - c. A motor vehicle which does not comply with the Michigan vehicle code –Registration must be valid and displayed along with license plates.
 - d. A motor vehicle which for a reason is incapable of being operated under its own power upon a public street or road.
3. Motor Vehicle:
 - a. Means any wheeled vehicle which is self-propelled or intended to be self-propelled.

BLIGHT NUSIANCE

1. No person, firm or corporation shall maintain or permit to be maintained any of the following types of blight upon any property owned, rented, or occupied by such person, firm or corporation within the City of Springfield of Calhoun County.
2. Blight items:
 - a. Building Materials – lumber, bricks, concrete or cinder blocks, plumber materials, electrical wiring or equipment, heating ducts or equipment, shingles, insulation, mortar, nails, screws, or any other materials used for construction, remodeling, repairs, and demolition operations on houses, commercial or industrial building or other structures.
 - b. Garbage – animal or vegetable waste resulting from the handling, preparation, cooking and consumption of food.
 - c. Junk – machinery or motor vehicles, unused appliances and furniture stored in the open, remnants of woods, metal or other material or cast off materials of any kind, whether or not the same could be put in any reasonable use.
 - d. Rubbish – waste paper, metals, cardboard, glass, straw, barrels, rags, wood, rubber, leather, tin cans, tree branches, and yard trimmings.
 - e. Trash – garbage, refuse or litter specifically including but not limited to containers once containing edible, drinkable or usable materials and discarded edible or drinkable items.