

APPLICATION FOR LAND DIVISION OR COMBINATION

APPLICATIONS ARE VALID FOR CURRENT CALENDAR YEAR AND EXPIRE DECEMBER 31 OF EACH YEAR

PLEASE PRINT

LOCATION OF LAND			
Address:		City:	State: Zip Code:
Parcel Identification #	Zoning:	Located on Private Road <input type="checkbox"/> Yes <input type="checkbox"/> No	
Parcel Identification #			
Parcel Identification #			
PROPERTY OWNER			
Name:			
Telephone No.		E-Mail:	
Address:		City:	State: Zip Code:
APPLICANT NAME IF DIFFERENT FROM OWNER			
Name:		Telephone No:	
Address:		City:	State: Zip Code:
NAME AND MAILING ADDRESS FOR NEW PARCEL			
Name:		Telephone No:	
Address:		City:	State: Zip Code:

At the time of application the following must be submitted:

- ☐ Drawing of property as it currently exists.
- ☐ A drawing of the proposed division, which shall include: locations and set backs of all building(s) on existing and proposed division, location of all access drives both existing and proposed.
Drawing must include dimensions for all property lines. (See attached samples.)
- ☐ A non-refundable fee of \$75.00 for each new parcel number created.
- ☐ A certified survey must be submitted prior to final approval of said division and/or combination.
- ☐ Property owner will need to refile for HOMESTEAD (PRE) on the new parcel numbers.

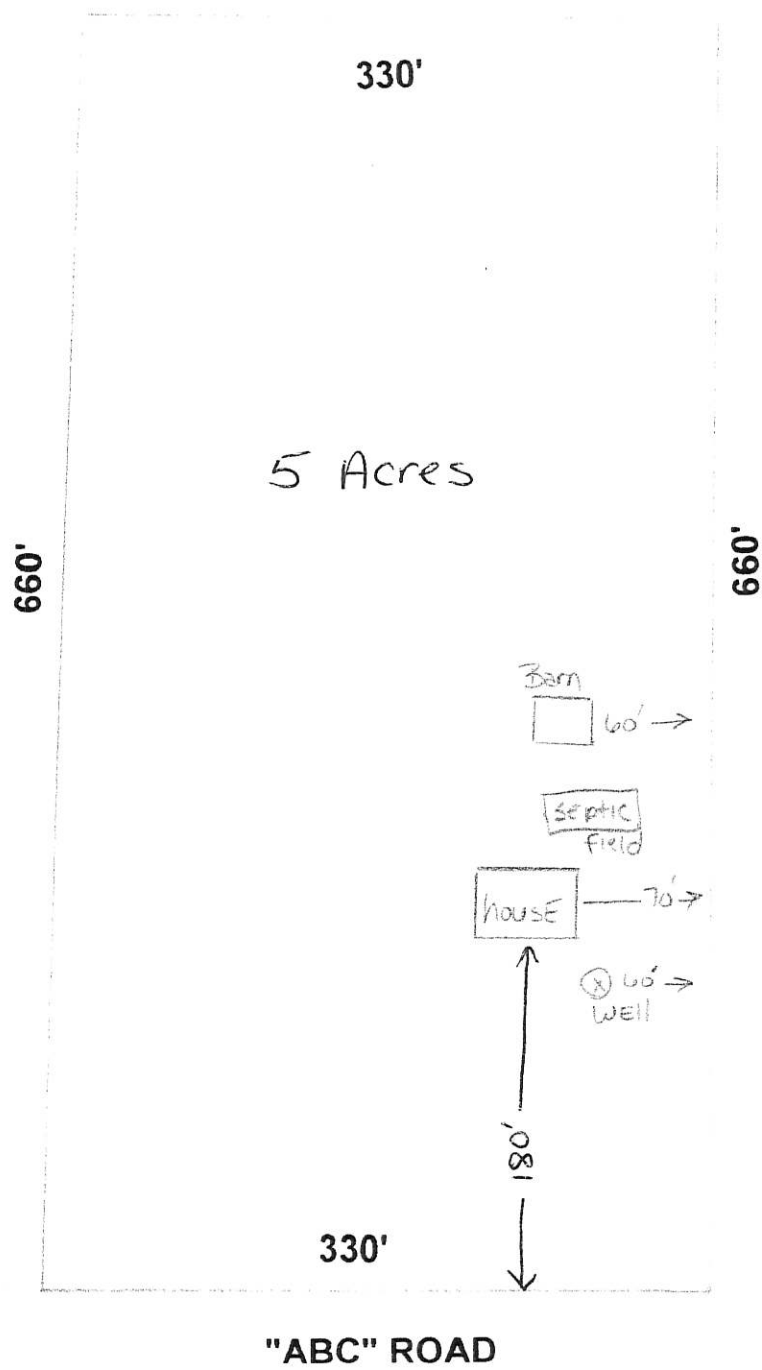
The Land Division Committee shall render a decision within 25 days of receiving all required documents. Tentative approval may be granted based upon the application and before/after drawings. Final approval will be subject to the receipts of the survey, new legal descriptions and all taxes being paid in full by December 31st of the application year. Additional requirements may be necessary after the review of the application.

APPLICANT(s) SIGNATURE: _____ DATE: _____

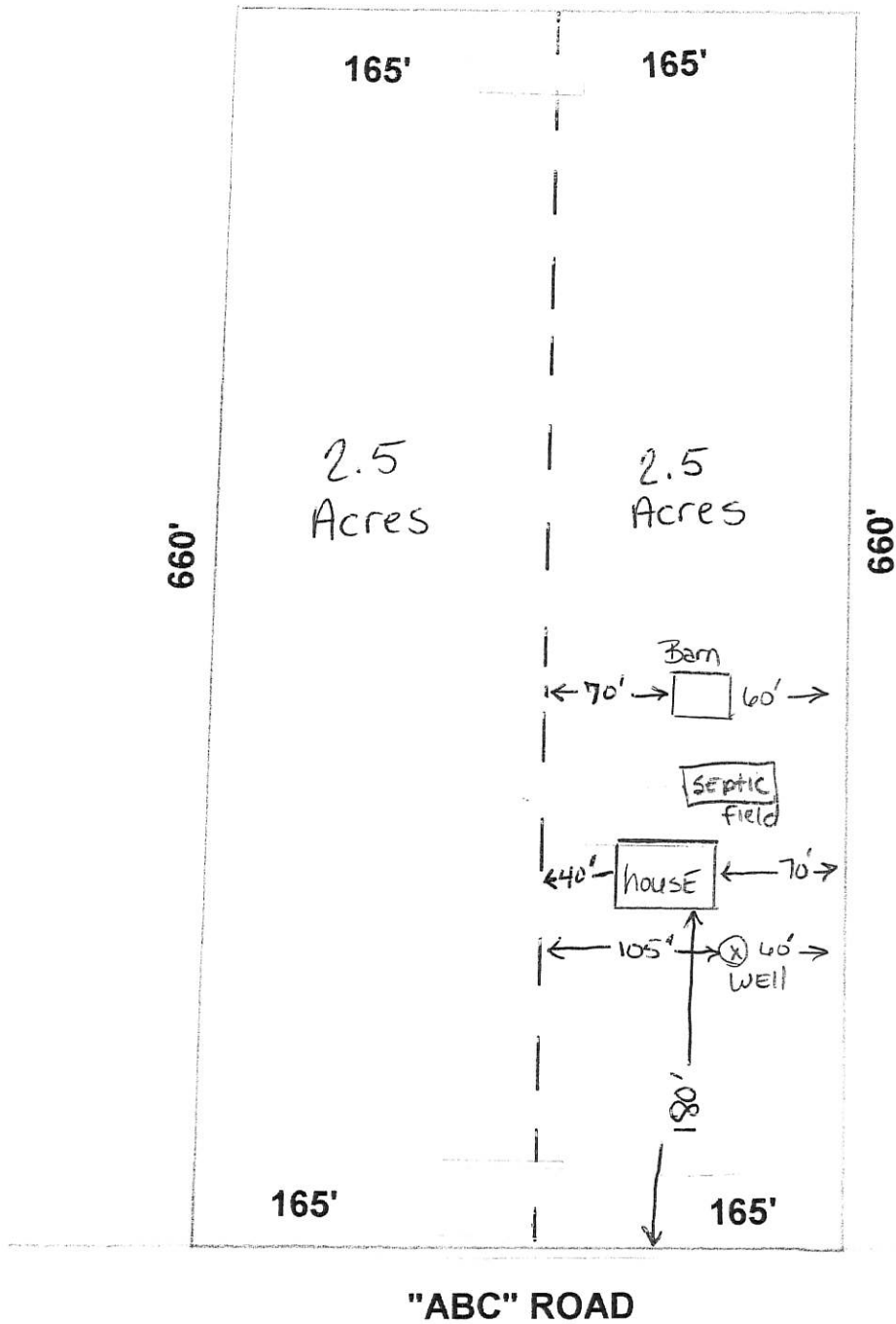
SIGNATURE: _____ DATE: _____

OFFICE USE ONLY	
DATE APPLICATION SUBMITTED:	
FEE PAID: \$	
DATE OF LAST DIVISION OF LESS THAN 10 ACRES:	
CURRENT AERIAL IN FOLDER: <input type="checkbox"/>	TAXES PAID: <input type="checkbox"/> YES <input type="checkbox"/> NO
TOWNSHIP COMMENTS:	
SIGNATURES:	
Township Supervisor: _____	Date: _____
Township Building Department: _____	Date: _____
Township Assessor: _____	Date: _____

BEFORE DRAWING



PROPOSED SPLIT



Notes & Tips

- **4 to 1 Width to depth ratio** – *the depth of a parcel may not exceed four times the width without applying for a variance*
- Note all buildings, wells and septic fields on drawings
- All property line dimensions to be noted on drawings
- Setbacks from property lines of buildings, wells, septic fields to be noted
- Easements and private roads to be included on drawings
- Zoning requirements for frontage, minimum acreage, setbacks and private roads may be obtained from the Building and Zoning Department
- If applicable, you may be required to submit a private road maintenance agreement

BRANDON TOWNSHIP DIVISION REQUIREMENTS
ARTICLE II, SECTION 22.19

Please read carefully and check each item, sign and return to the Brandon Township Supervisor's office.

1. () Minimum of 2.5 acres.
2. Minimum 165 feet road frontage on an improved road of record or a minimum 20 ft. exclusive use easement .
3. Verification of when the last time the property was divided.
4. A nonrefundable \$75.00 charge for each new parcel number created.
5. Completed division/combination application.
6. Must meet the 1 to 4 width to depth ratio.
7. Names and signatures of all owners as well as those parties having legal or equitable interest, if any.
8. A copy of the most recent paid tax bill of parcel to be divided.
9. A drawing of the parcel as it exists prior to the proposed division, including the square footage of each resultant parcel. Indicate placement of all buildings, well and septic locations on each parcel. This drawing shall meet such criteria as developed by the Assessor at the time of application.
10. A legal description of each of the parcels that will result from the proposed division or combination.
11. Proposed use of properties to be divided or combined.
12. A copy of all RESTRICTIONS or COVENANTS which apply to or run with the land, whether recorded or not;
13. The date of any previous applications for divisions, and whether or not any previous divisions have or have not been granted, whether or not the previous applications or divisions apply to all or part of the parcel;
14. Any RESTRICTIONS or COVENANTS which the owner intends placing on the land after the proposed division.

BRANDON TOWNSHIP DIVISION REQUIREMENTS

15. The person to whom all correspondence is to be directed to concerning the division, with specific appointment of the person as to the agent for all other owners, both legal and equitable.
16. Date of when the property was purchased.
17. Where there is an exclusive use easement such easement must appear on survey drawing. The last sentence of each legal description on the survey shall read: "This easement is for the exclusive use of the back parcel for ingress and egress and public utilities". The survey including legal description(s) and easement(s) must be recorded at the Oakland County Register of Deeds to appear in the chain of title. Recording must occur prior to the split being forwarded to Oakland County Equalization for completion.
18. When establishing easements, applicant of the proposed land division should consider future driveway placement and meet Brandon Fire Department's requirement of a 30 ft. driveway separation between all driveways including existing neighboring driveways. The 30 ft. driveway separation is required to be maintained for a minimum of 100 ft. from front property line before being reduced to the minimum 10 foot buffer between driveways requirement.

The undersigned certifies that all information submitted on this application is true and complete. The applicant further understands that any falsification of this information, required by the Brandon Township Land Division Ordinance Section 22.26, may cause Brandon Township to revoke any and all approvals of land divisions subsequent to filing of the application.

Applicant Signature _____

Date: _____

Sec. 46-215. Schedule of regulations.

The schedule of regulations is as follows:

Zoning District	Minimum Lot Size ^b		Maximum Building Height		Minimum Yard Setback (feet)				Max. Lot Coverage	Minimum Floor Area Per Dwelling Unit ^{c,m}
	Acre ^b	Lot width (feet)	Stories	Feet	Front ^a	Least Side ^c	Total Side ^c	Rear		
RE Rural Estate	2 1/2 acres	165	2 1/2	35	50 ^f	25 ^f	50 ^f	25 ^f	30	1,200
R-1A Single-Family Residential	1 acre	150	2 1/2	35	40	20	40	25	30	1,200
R-1B Single-Family Residential										
-with Sewer and Water	15,000 s.f.	100	2 1/2	35	35	10	30	25	30	1,200
-w/o Sewer and Water	20,000 s.f.	100	2 1/2	35	35	10	30	25	30	1,200
RM Multiple-Family Residential										
-Multiple-Family Complex	40,000 s.f.	200	2 1/2	35	35	25	50	35	30	—
-Multiple-Family Unit	8 ^g	—	2 1/2	35	35	25	50	35	30	8 ^g
RMH Mobile Home Park										
-Park	80,000 s.f.	200	1	15	50	25	50	50	30	—
-Lot	7,200 s.f.	60	1	15	20	10	20	25	30	600
C-1 Local Business	25,000 s.f.	100	2	35	40 ⁱ	15 ⁱ	30 ⁱ	25	N/A	—
C-2 General Business	25,000 s.f.	100	2	35	40 ⁱ	25 ⁱ	50 ⁱ	25	N/A	—
C-3 Planned Shopping Center	10 acres	400 ^h	2	35	100 ⁱ	100	200	50	N/A	—
C-4 Mixed Business	40,000 s.f.	200	3	35	40 ⁱ	25 ⁱ	50 ⁱ	50	N/A	—
PUD, Planned Unit Development ^j	—	—	—	—	—	—	—	—	—	—
REC Recreation										
-Residential	—	—	1 1/2	35	50	20	40	50	—	—
-Nonresidential	—	—	—	35	100	100	200	100	0	—

Charter Township of Brandon
Planning & Building Department

395 Mill Street P.O. Box 929 Ortonville, MI. 48462 PH. 248-627-4916

**REQUIREMENTS FOR ALL ACCESSORY STRUCTURES
SUCH AS POLE BARNs, GARAGES AND SHEDS**

1. BUILDING APPLICATION
2. DETAILED PLOT PLAN: SHOWING PROPERTY DIMENSIONS,
 SHOW EASEMENTS,
 DIMENSIONS FROM PROPERTY LINES,
 SIZE OF STRUCTURE,
 LOCATION: SEPTIC, WELL, ELECTRICAL & GAS
 (OVERHEAD OR UNDERGROUND)
3. TWO SETS OF DETAILED CONSTRUCTION PLANS WITH TRUSS DETAILS
4. SOIL EROSION PERMIT OR WAIVER FROM OAKLAND COUNTY WATER
 RESOURCES

If you have any questions concerning how this applies to your construction project, please call the Planning and Building Department at (248) 627-4916.

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SQUARE FOOTAGE FORMULA FOR ALL ACCESSORY BUILDINGS SUCH AS POLE BARNs, GARAGES AND SHEDS

RE Rural Estate Zone District

The total area of all attached accessory buildings in the RE district shall not exceed the total square footage of the living area of the principle building or a maximum of 1,000 square feet.

The total area of all detached accessory buildings in the RE district shall not exceed the total square footage of the living area of the principle building less the existing attached accessory building (garage) or 1,200 square feet, whichever is greater. The square footage of finished or unfinished basements shall not be considered when determining accessory building area. The area of detached accessory buildings may be increased by 400 square foot for each acre over 2.5 acres where additional acreage is part of a single lot or parcel.

Additional Requirements:

1. A detached accessory building cannot be located in front yard.
2. Allowed two detached accessory buildings on any single lot.
3. Minimum 25 foot separation from any main building.
4. 25 foot minimum setback to side and rear property lines.
(Homeowners are responsible for identifying property lines.)
5. Structures housing Class II animals shall be located no nearer than 200 feet to any dwelling which exists on an adjacent lot and no closer than 100 feet to any adjacent lot line. Fenced areas shall be located no closer than 50 feet from any dwelling which exists on an adjacent lot.
6. Maximum height for all buildings and structures is 25 feet. Height is the vertical distance from average grade on the front of the building to the highest point of the roof for all structures.
7. No Building Permit required for accessory buildings less than 200 square feet. A zoning permit (location) is required.

R-1A and R-1B

The total area of any combination of attached and detached accessory building shall not exceed 1,000 square feet.

Detached accessory buildings shall cover no more than ten percent (10%) of the total area of the rear, even if the area referenced above has to be less than 1,000 square feet.

Additional Requirements:

1. Accessory buildings cannot be located in front yard.
2. Allowed one detached accessory building on any single lot.
3. Minimum 10 foot separation from any other building.
4. Five foot minimum setback to side and rear property lines.
(Homeowners are responsible for identifying property lines.)
5. Maximum height for all buildings and structures is 18 feet. Height is the vertical distance from average grade on the front of the building to the highest point of the roof for all structures.
6. No Building Permit required for accessory buildings less than 200 square feet. A zoning permit (location) is required.

If you have any questions concerning how this applies to your construction project, please call the Planning and Building Department at (248) 627-4916.