



# EAST BAY CHARTER TOWNSHIP

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## Single Family Development in the Forest Lakes Overlay District

### 1. Application Requirements

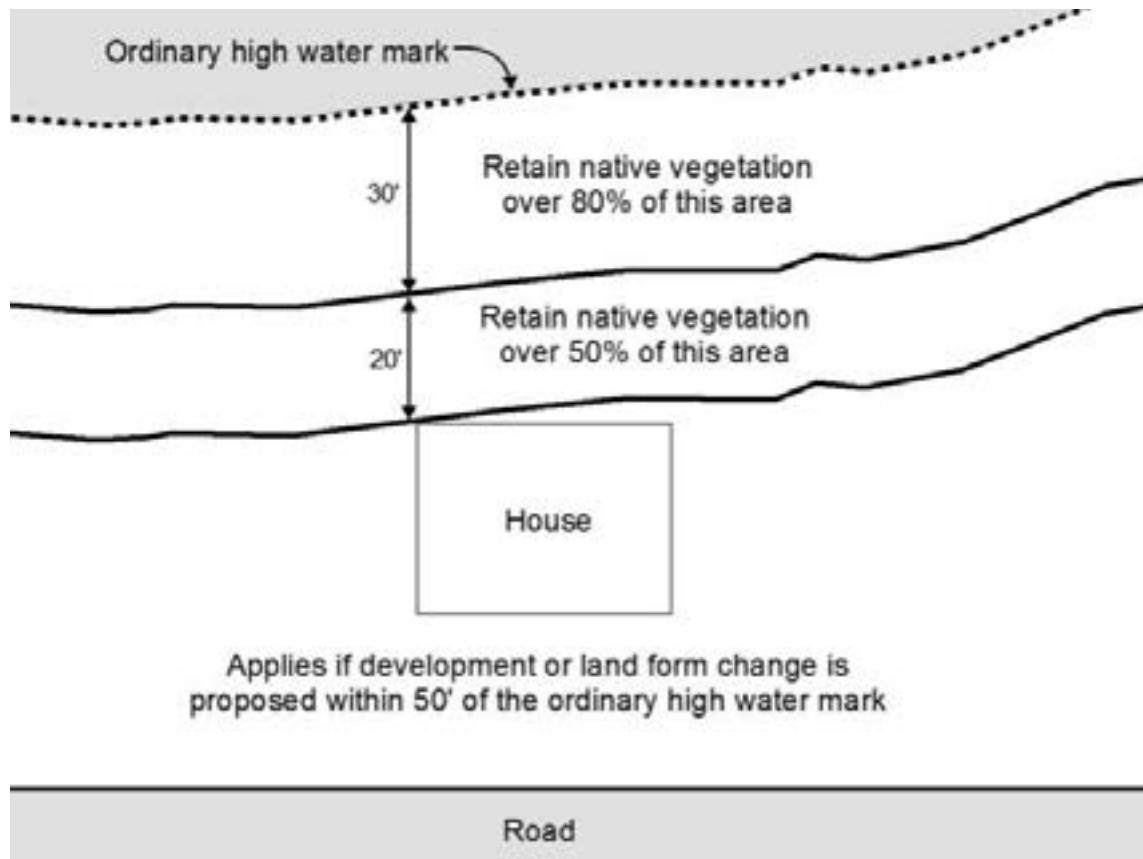
In addition to what is generally required for a land use permit, for single family homes, additions, and accessory buildings in the Forest Lakes Overlay District, please provide the following information.

<i>Check to indicate item is provided on site plan</i>	<i>Information Required</i>
	1. Ordinary High Water Mark: Please provide the elevation used when determining the location of the ordinary high water mark and locate it on the site plan. This baseline elevation will be used for all future setback inspections on the property.
	2. Impervious surface coverage: Please provide the total impervious surfaces on the lot with the proposed development (impervious surfaces include roof tops, concrete or asphalt pavement and similar materials).
	3. Slope Calculations: Site where development and/or earth movement is planned should be surveyed at two (2)-foot intervals and slopes should be calculated for all proposed areas to be disturbed.
	4. Location of all live deciduous trees of eight (8) inches diameter at breast height (dbh) or greater or live evergreen trees exceeding ten (10) feet in height within the 50 foot vegetation filter and buffer strip.
	5. Site plan must document extent of existing vegetation coverage within the 50 foot vegetation filter and buffer strip. Photo documentation should also be provided. Please indicate any vegetation proposed to be removed within 50 foot vegetation buffer. Application shall also include a square footage calculation of “area of disturbance.” Must be less than 20% within first 30 feet and less than 50% in next 20 feet.
	6. Location and dimension of any artificial beaches. Please indicate if these are existing or proposed.
	7. Location (including setbacks), dimensions, and materials of any new proposed accessory structures, such as accessory buildings, stairways, docks, decks or other man-made structure.
	8. New development or redevelopment involving the disturbance of more than ten thousand (10,000) square feet of a site shall include a landscape plan in accordance with Section 231.6(d).

### 2. Summary of Standards

Please see below for a summary of standards which must be met for all single family developments in the Forest Lakes Overlay District (per Section 231 of the East Bay Township Zoning Ordinance).

1. Impervious surfaces shall comprise not more than 20% of the gross site area.
2. No development or disturbance shall be permitted on slopes of 80% or more regardless of soils type nor on slopes of 50% to 79% consisting of highly erodible soils.
3. Natural native vegetation shall be retained over 80% of the area extending thirty (30) feet inland from the ordinary high water mark and running the width of the lot, and over 50% of the area beginning thirty (30) feet inland from the ordinary high water mark and extending inland an additional twenty (20) feet to the rear setback line.
4. The removal of live deciduous trees of eight (8) inches diameter at breast height (dbh) or greater or live evergreen trees exceeding ten (10) feet in height within the vegetation filter and buffer strip without prior approval shall be deemed a violation.
5. Artificial beaches may not exceed fifteen (15) feet in depth as measured perpendicular to the ordinary high water mark and equal in width to 10% of the length of the water frontage of the lot or ten (10) feet, which ever is greater.
6. Any permitted new accessory structure, such as accessory buildings, stairways, docks, decks or other man-made structure permitted under this section, shall be constructed of wood, or if constructed of metal or composite material, shall be finished with a non-glossy or non-reflective surface, paint or powder coat material to prevent glare and to blend well with the natural surroundings.
7. The walking surface of stairs and pathways shall be not more than five (5) feet in width.
8. Waterside decks may be permitted to be located less than fifty (50) feet of the ordinary high water mark and shall be mounted on pillars or posts with the deck surface placed at an elevation of at least six (6) inches and not more than sixty (60) inches above the mean grade beneath such deck and shall not exceed two hundred (200) square feet.
9. Fences and walls shall be prohibited from being either constructed, installed, or extended into the required fifty (50) foot filter and buffer strips of the Forest Lakes Overlay District.



*Graphic showing where standards apply for single family developments in the Forest Lakes Overlay District.*