

## **Joyfield Township Zoning Ordinance Frequently Asked Questions**

### **Where can I find the zoning ordinance?**

<http://www.lakeistoland.bria2.net/joyfield/joyfield-zoning/>

### **How do I apply for and receive a land use permit?**

1. Complete and send your [application form and plot plan](#) to Betsy Evans, Planning Commission Chair at [joyfieldpc.betsy@gmail.com](mailto:joyfieldpc.betsy@gmail.com) or mail to the following:

Joyfield Township Zoning  
attn: Betsy Evans  
PO Box 256  
Benzonia, MI 49616

2. Mail your [permit fee](#) made payable to Joyfield Township to the following:

Joyfield Township Clerk  
PO Box 256  
Benzonia, MI 49616

3. Betsy will send the completed permit by email (preferred) or mail if requested.

### **How much does a land use permit cost?**

Permit costs vary depending on use. The most common permits are for a single family home (\$60) or accessory structure (\$40). The full permit fee structure can be found at: <http://www.lakeistoland.bria2.net/wp-content/uploads/2018/10/Zoning-Fee-Schedule.pdf>

### **What information do I need to include on a plot plan or site plan?**

Article 11 of the zoning ordinance provides a description of the required information. This information is required to complete your permit application.

### **Do I need a land use permit for an agricultural accessory structure?**

Yes. The zoning ordinance regulations are more relaxed for agricultural accessory structures as compared to residential accessory structures, but a permit is required.

### **Can I build an accessory structure before a principal structure? (i.e. building a pole barn before a primary residence?)**

Yes. You are allowed only one accessory structure before constructing your primary structure.

### **How do I find my zoning classification?**

The township is divided into 2 zoning districts – Rural or Commercial. You can locate your property on the zoning map on page 31 of the zoning ordinance linked here:

[Joyfield Township Zoning Ordinance](#)

## What are my property setbacks?

- **Front:** Your property is divided into 4 “zones” measured from the road centerline. Zone A is closest to the road and Zone D is the furthest from the road. See Article 4 of the [Joyfield Township Zoning Ordinance](#) to determine your property zones.
- **Rear:** 25 feet
- **Side:** Depends on the width of your property. If 300 feet or wider, the side setbacks are 30 feet. If less than 300 feet, the side setbacks are 8% of your property width (e.g. 100' wide x 0.08 = 8' setback for each side).

## What is my parcel identification number?

The parcel number and legal description can be found on your township winter or summer tax bills or on the Benzie County website: <http://maps.liaa.org/benzieco/>

## Joyfield Township Interim Zoning Administrator:

Betsy Evans

[joyfieldpc.betsy@gmail.com](mailto:joyfieldpc.betsy@gmail.com)

231-383-2798