



TOWNSHIP OF RAY

County of Macomb

64255 Wolcott Road, Ray Township, MI 48096

Phone: (586) 749-5171

Fax: (586) 749-6190 Website: www.raytwp.org

Board of Trustees

Eric Crump, Supervisor

Lori Lascoe, Clerk

Betsy Bart, Treasurer

Betty Grader, Trustee

Joe Jarzyna, Trustee

RESIDENTIAL BUILDING PERMIT REQUIREMENTS

ALL APPLICANTS SHALL SUBMIT THE FOLLOWING REQUIREMENTS TO OBTAIN A RESIDENTIAL BUILDING PERMIT IN RAY TOWNSHIP.

Health Department

1. Certification from Macomb County Board of Health that a safe and adequate water supply exists for use on the premises where a private supply is proposed including a well log.
 - Macomb County Health Department, 43525 Elizabeth Road, Mt. Clemens, MI 48043; 586-469-5512
 2. Macomb County Board of Health Septic System Permit. **MUST INCLUDE COMPLETED GRADE STATISTIC SHEET.**
 - Macomb County Health Department, 43525 Elizabeth Road, Mt. Clemens, MI 48043; 586-469-5512
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County Permits

3. Valid culvert permit to be obtained from the Macomb County Department of Roads 117 S. Groesbeck, Mt. Clemens, MI 48043; 586-463-8671, roads.macombgov.org
 4. Valid soil erosion permit to be obtained from Macomb County Public Works, 21777 Dunham Road, Clinton Township, MI 48036; 586-469-5325, publicworks.macombgov.org
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Township Submittals

5. Three (3) copies of plot plan and an emailed PDF copy to building@raytwp.org showing location of property, all building setbacks, address, easements, gas lines, right-of-way, etc. Once Plot Plan is approved, Preliminary & Final Certification of Grade shall be submitted (see attached sample).
6. Three (3) prints of proposed structure (stapled and folded) (one copy retained by building department, one by Assessor and one returned to builder/contractor). Proposed structures over 3,500 square feet require architectural seal and signature on every page. This includes

commercial buildings as well. Plans can be no larger than 24”X36” (standard size). PRINTS MUST MEET MICHIGAN CODE 2021.

7. Completed and signed building permit application form.
8. Energy Worksheet.
9. New address application by the applicant. If a street address has not been issued, you need to apply for one at Township office which is \$30.
10. Township Planner approval for the proposed setbacks and building location.
11. Township engineer approval for the proposed plot plan.
12. Signed Truss Certification signed by a certified truss engineer.
13. Current Builders License Required or Homeowners Permit (Estoppel Certificate) Builder to furnish: Federal employer I.D.#, M.E.S.C. employer #, copy of Workman's Compensation Insurance and Liability Coverage, driver's license # and date of birth.

Fees & Bonds

13. Plan Review Fees and Engineering Fees due with application (non-refundable)
 - Residential homes 3,499 square feet or less -- \$150.00
 - Residential homes 3,500 square feet or greater -- \$400.00
 - Engineering Fees -- \$3,500
14. Performance bond is required when permit is issued
 - Residential homes 3,499 square feet or less -- \$1,000.00
 - Residential homes 3,500 square feet or greater -- \$2,000.00
16. Permit and inspection fees are required when the building permit is issued. See Permit Fee Schedule.
17. Separate permits shall be required for Electrical, Plumbing and Mechanical.

Permit Conditions

18. All permits issued shall be invalid if the authorized work does not commence within six (6) months of issuance.

19. All underground plumbing, floor drains, sumps, and drain tiles must be inspected by the plumbing inspector before cement floor is poured.
20. A final building inspection is required for occupancy and an address post must be in place prior to a final inspection of any building permit. Address plate and 4" reflective white numerals for each side of plate can be purchased for \$20.00 at the Ray Township Office.

A Temporary Final Certificate of Occupancy WILL NOT be issued unless site grading cannot be completed due to winter weather conditions (i.e. ground too frozen to complete final grade). In such cases, grading must be completed AS SOON AS CONDITIONS ALLOW and Final Certificate of Grade approved by the Township Engineer prior to issuance of a Final Certificate of Occupancy.

Building Inspection Requirements

- Building inspections are made by appointment only by calling the Building Department at 586-749-5171 ext. 203 Monday – Thursday from 8:30 a.m. – 4:00 p.m.
- No inspections can be made by fax machine or voice mail request.

Inspection Order

1. Before a rough building inspection can be scheduled; plumbing, electrical, and mechanical rough inspections must be completed and approved.
2. Before a final building inspection can be scheduled; plumbing, electrical, mechanical and any other required final inspections must be completed and approved.
3. No final building inspection and no Certificate of Occupancy will be issued without the following:
 - a) Final approval from the Macomb County Health Department for well and septic
 - b) Final approval from the Macomb County Department of Roads for culvert
 - c) Final Certificate of Grade approved by the Township Engineer
 - d) Address sign on property is in conformance with the Ray Township Street Number Ordinance.

Re-Inspections

- A re-inspection fee will be charged if any building, electrical, mechanical or plumbing inspection does not meet the inspector's requirements.
- The inspector must have a clear and safe way to get into the property and structure, or the inspection will not be done, and a re-inspection fee will be charged.
- The re-inspection fee must be paid before the inspector goes out for a re-inspection.

Expiration of Permits

- Any permit issued shall become invalid if the authorized work does not commence within six months after the issuance of the permit.
- If the work described on any building permit has not been completed within one year from the date of issuance, the permit shall expire unless it is renewed.
- The Building Inspector may reissue said permit for a second period of one year at the cost of 1/2 the original permit fee.
- The renewal permit will expire at the end of one year having allowed a total of two years for final construction under the original permit. No permit will be renewed a second time. After expiration of the renewal permit, work must be stopped, and all monies will be forfeited. New applications, permits, and fees will be required before any additional work may be undertaken..

General Building Information

1. Structure minimum setback requirement 50 feet back from the right of way.
2. Structure minimum rear lot line setback requirement of 50 feet from property line.
3. Structure minimum side lot setback requirement of 15 feet from property line.
4. All structures must be 10 feet from any existing building.
5. All outbuildings must be behind the residence. No outbuilding can be constructed in front of home or in front yard.
6. Ponds must be 50 feet from any property line, building, well or septic field.
7. No accessory building shall be constructed prior to the enclosure of the principal building (see Zoning Ordinance No 36, Section 200).
8. Permits for electrical, plumbing, heating and fireplace are not included in the building permit application.
9. Street address must be posted in accordance with the Ray Township Street Number Ordinance.

RAY TOWNSHIP BUILDING DEPARTMENT

RAY TOWNSHIP RESIDENTIAL SITE/PLOT PLAN REQUIREMENTS CHECKLIST

ADDRESS: _____ TCEC REVIEWER: _____

DEVELOPMENT: _____ LOT/UNIT/BLDG. NO.: _____

ENGINEER/SURVEYOR: _____ DATE: _____

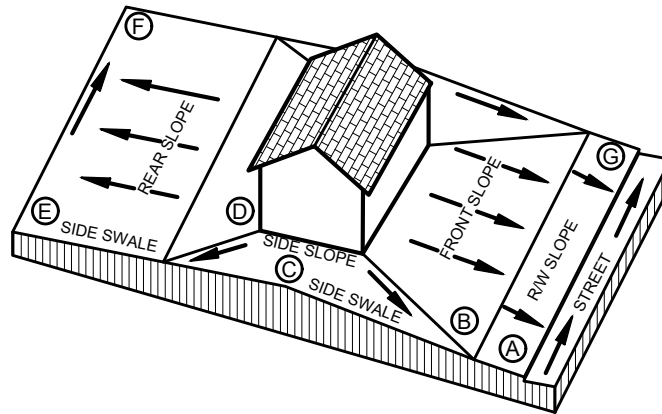
General		Yes	No
1	Plans signed & sealed by registered Michigan Land Surveyor/Engineer (Original)		
2	North Arrow		
3	Scale (1" – 10' to 1" – 40')		
4	Legal description & parcel ID shown		
5	Site benchmark provided (Indicate datum)		
6	Topographic survey information shown (existing elevations around the lot perimeter, adjacent top of curb and brick ledge/finish grade elevations, catch basin, valve well and manhole rim elevations and on site easements dimensions and locations)		
7	Road name and width of existing & proposed Right-of-Way		
8	Arrows indicating drainage pattern (all runoff contained onsite)		
9	Provide & label drainage swales min along the side property lines		
10	Lot boundary dimensions shown		
11	Township standard notes shown		
12	All existing and proposed utilities (includes water service, sanitary and sump lead)		
13	Location and elevation of 100-year Floodplain boundaries (existing or proposed)		
14	Building setbacks from all property lines according to the Township Ordinance		
15	First floor elevation 5 FT max above lowest adjacent centerline of road		
16	First floor elevation 6 IN max above approved finished grade of septic field *		
17	Provide building outline or building envelop finished grades on all future site plans and preliminary grade certificates *		
18	Provide 0.5 FT drop between corner lot grade and top of curb grade *		
19	Provide top of curb grades opposite each front lot corner *		
20	Brick ledge elevations and lot grades match approved master grade plan *		
21	Show handi-cap ramps on sidewalks *		

RAY TOWNSHIP BUILDING DEPARTMENT

General		Yes	No
22	All proposed grading shall meet the following:		
	a. Brick ledge elevation with 0.5 FT of all adjacent brick ledge elevations *	—	—
	b. Fall from brick ledge to side yard swale high point 0.5 FT min and 1 FT max *	—	—
	c. Fall from brick ledge 2% (0.5 FT) min in the first 25 FT and 1% thereafter	—	—
	d. Rear and side yard swale slopes shall be 0.5% min and 5% max	—	—
	e. Driveway slope shall not exceed maximum 7%	—	—
	f. Match existing grades at all property lines	—	—
23	Cross section details of all proposed pavements (driveway, sidewalk...etc)		
24	Show existing wetlands onsite (provide a statement if none)		
25	Provide hard copies and digital files of the plans (PDF format)		

* Required for subdivision lots only or if applicable

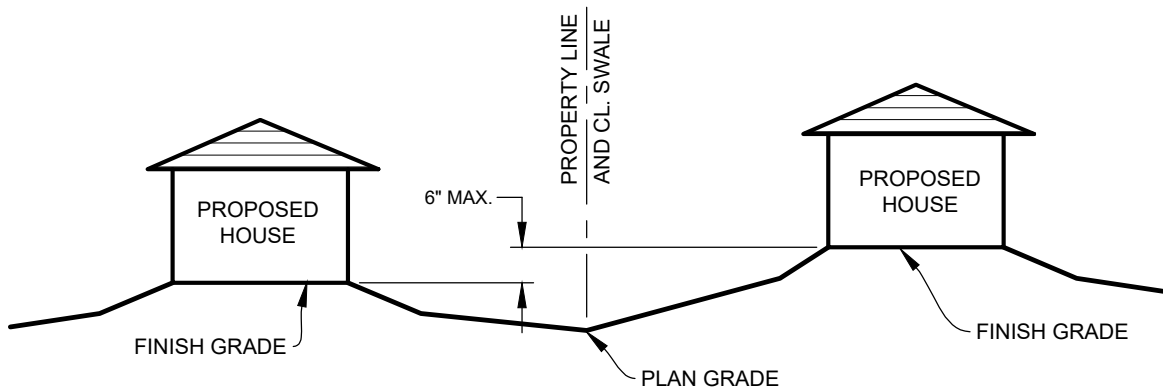
RAY TOWNSHIP GRADE STANDARDS



A-B	R/W SLOPE	0.03'/FT. SLOPE MIN.
E-C-B	SIDE SWALE	1% SLOPE MIN.
C-D	SIDE SWALE	0.5 RISE TO H.G. MIN. - 1.0' RISE TO H.G. MAX.
E-D-B	REAR / FRONT SLOPE	1% SLOPE MIN. - 7% SLOPE MAX.
E-F	REAR SWALE	0.5% SLOPE MIN.
A-G	ROAD SLOPE	0.5% SLOPE MIN.

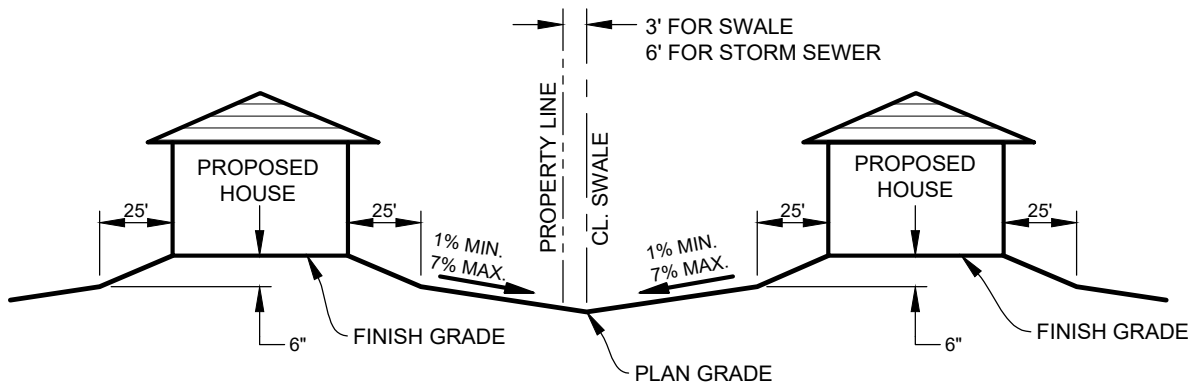
TYPICAL GRADING TEMPLATE

NOT TO SCALE



ADJACENT YARD GRADING TEMPLATE

NOT TO SCALE



TYPICAL YARD GRADING TEMPLATE

NOT TO SCALE



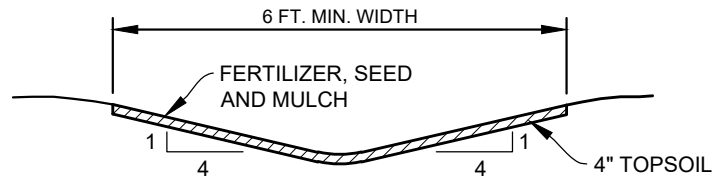
ANDERSON, ECKSTEIN & WESTRICK, INC.

51301 Schoenherr Road, Shelby Township, MI 48315

586.726.1234 | aewinc.com

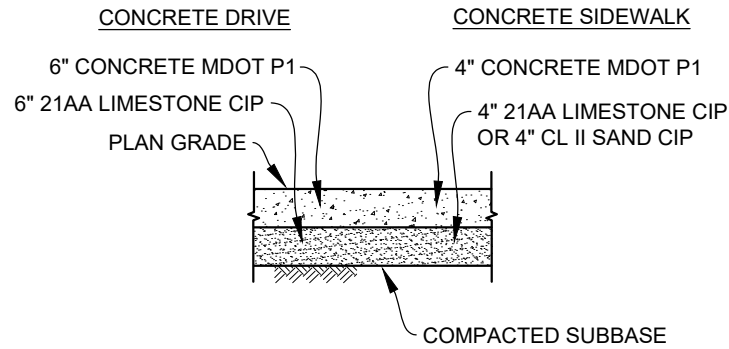
Engineering Strong Communities

SAMPLE DETAILS



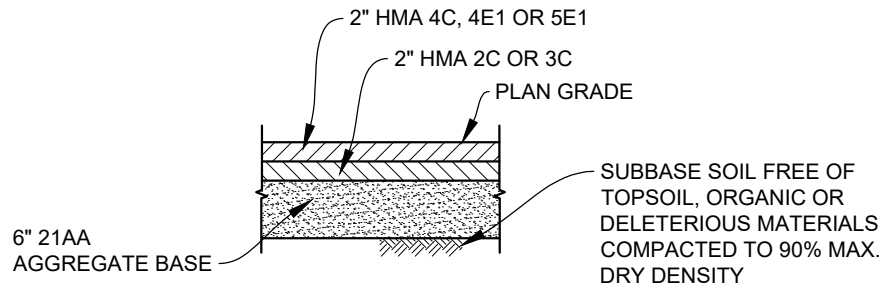
SWALE DETAIL

NOT TO SCALE



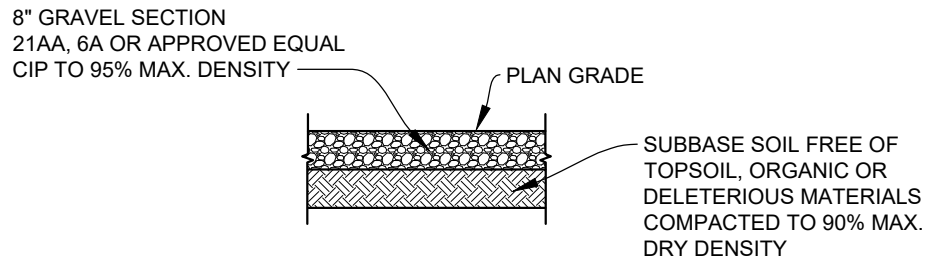
CONCRETE PAVEMENT DETAIL

NOT TO SCALE



BITUMINOUS PAVEMENT DETAIL

NOT TO SCALE



GRAVEL SURFACE DETAIL

NOT TO SCALE



ANDERSON, ECKSTEIN & WESTRICK, INC.

51301 Schoenherr Road, Shelby Township, MI 48315

586.726.1234 | aewinc.com

Engineering Strong Communities

RAY TOWNSHIP BUILDING DEPARTMENT

PRELIMINARY CERTIFICATE OF GRADE & LOCATION OF HOUSE

(Required for subdivision lots and parcels 1 Acre or smaller)

After the Township Building Department had given approval of the basement walls to be backfilled, and before the rough carpentry begins, the Applicant shall submit as-built drawings with the following certification shown:

I CERTIFY THAT WE FIELD CHECKED THE SUBJECT SITE AND FIND THAT THE MINIMUM DISTANCE FROM LOT LINES AND FINISHED GRADES OF BUILDING AND LOT ARE AS SHOWN TRUE AND IN ACCORDANCE WITH THE APPROVED SITE / PLOT PLAN / MASTER GRADING PLANS, AND SPECIFICATIONS AS APPLICABLE.

BY: _____
PROFESSIONAL SURVEYOR / PROFESSIONAL ENGINEER

REGISTRATION NO. _____

FINAL CERTIFICATE OF GRADE & LOCATION OF HOUSE

(Required for all lots and parcels)

Prior to Final Occupancy, the Applicant shall submit as-built drawings with the following certification shown:

I CERTIFY THAT WE FIELD CHECKED THE SUBJECT SITE AND FIND THAT THE MINIMUM DISTANCE FROM LOT LINES AND FINISHED GRADES OF BUILDING AND LOT ARE AS SHOWN TRUE AND IN ACCORDANCE WITH THE APPROVED SITE / PLOT PLAN / MASTER GRADING PLANS, AND SPECIFICATIONS AS APPLICABLE.

BY: _____
PROFESSIONAL SURVEYOR / PROFESSIONAL ENGINEER

REGISTRATION NO. _____

RAY TOWNSHIP BUILDING DEPARTMENT

RAY TOWNSHIP STANDARD NOTES

1. All construction must conform to the current standards and specifications adopted by the Township.
2. Call MISS DIG (1-800-482-7171) a minimum of 72-hours prior to the start of construction.
3. All soil erosion and silt must be controlled and contained onsite.
4. All excavation under or within 3-feet of public pavement, existing or proposed, shall be backfilled and compacted with sand (Class II MDOT – minimum).
5. The Contractor is responsible for all damage to existing utilities.
6. The Contractor is responsible for securing permits from all jurisdictional agencies.
7. Approval by Macomb County Department of Roads is required for the proposed work within the ROW (including driveways).
8. Approval by Macomb County Soil Erosion Office is required for the proposed activities.
9. Approval by Macomb County Drain Office is required for any runoff discharge to a water course.
10. Approvals by Macomb County Health Department is required for all proposed well and septic systems.
11. The Township shall be held harmless for liabilities or damages of any storm, drainage, and flooding issues as a result of the proposed activities.
12. The Township shall be contacted regarding all proposed watermain and sanitary sewer connections and related fees. All taps shall be made by the Ray contractor. Coordinate with the Township DPW.
13. Energy dissipaters (such as Riprap) recommended for all storm outlets (including sump leads) to minimize any point discharges and future erosion issues.
14. The Contractor is responsible for providing positive drainage to storm water outlets onsite to eliminate standing water in vacant areas during construction.

SECTION 400 STATEMENT OF INTENT.

The Agricultural Residential District is a single family residential district intended to maintain the Township's long-standing rural, open space character, including identified natural features and farmland, prevent the overcrowding of land in those areas and to provide an environment in which long term farming can be maintained by creating a balance between residential development potential and open space preservation.

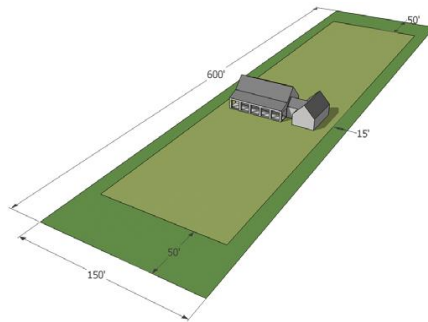
Areas zoned as Agricultural Residential are not intended to be serviced by the Township's planned public sanitary sewer system but may be serviced by municipal water in an effort to help alleviate pressure on the underground well water supply.

The zoned density is designed to manage the overall number of homes within the Township that will not be serviced by the Township's planned sanitary sewer district, understanding that significant numbers of homes on small lots and individual well and septic systems is not desirable. Further that a majority of the Township's roads are gravel and cannot accommodate a large amount of traffic generated from higher density single family homes.

It is intended that open space preservation and other best management practices will be utilized for developments within the Agricultural Residential District to preserve those environmental features identified within the Township's Master Land Use Plan.

Design Elements - Principal Structure		
Lot Dimensions		
Minimum Lot Area		90,000 sq. ft.
Minimum Lot Width		150'
Maximum Lot Coverage		35%
Maximum Impervious Surface		50%
Maximum Width to Depth Ratio		1:4
Yard Dimensions		Requirement
Minimum Front Yard Setback		
Road Designation	Regional	152'
	Major	110'
	Collector	93'
	Local	80'
Minimum Side Yard Setback		15'
Minimum Rear Yard Setback		50'
Building Dimensions		Requirement
Maximum Building Height	Stories	2
	Feet	35'
Minimum Floor Area	First Floor	Total
One Story	960	960
One and One-Half Story	800	1,200

Two Story	650	1,300
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(Amd. of 1-16-2018)

Amendments to the Ray Township Zoning Ordinance
Pertaining to Building Grades

Section 203 – BUILDING GRADES

- A. It shall be unlawful for any person to alter the drainage pattern of any land by excavating, grading, or filling without first obtaining a permit issued by the Township.
- B. The existing grade of all properties within the Township shall not be altered without the approval of the Township Building Official and Engineer. Grade changes of less than one (1) foot are exempt if the land is being utilized solely for agricultural purposes.
- C. Any building requiring yard space shall be located at such an elevation that a sloping grade shall be maintained to cause the flow of surface water to run away from the walls of the building. There shall be a sloping grade from the finished grade line at the front of the building to the front lot line. However, this shall not prevent the maintenance of natural existing grades or the grading of a yard space to provide a sunken or terraced area, provided proper means are provided and maintained to prevent the runoff of surface water from flowing onto adjacent properties. Grade elevations shall be determined by using the elevation at the center line of the road in front of the lot as the established grade.
- D. When a new building is constructed on a vacant lot, the yard around the new building shall be graded in such a manner as to prevent the run-off of surface water onto the adjacent properties.
- E. In general, each lot shall drain from the front of the house or other principal structure to the road and from the rear of the house or other principal structure, to the rear of the lot.
- F. Whenever a lot is graded toward the sides or the rear, a drainage structure must be provided across the side and/or the rear lot line to receive surface run-off. The structure shall direct the run-off water to an appropriate natural drainageway or a County drain.
- G. Drainage for each site must be self-contained to avoid drainage across adjacent sites unless written, recorded easements are provided for that purpose.
- H. Whenever drainage is required to cross an adjacent lot, an easement for this purpose must be obtained across the adjacent lot; the easement must be in writing and recorded.

- I. All grade changes shall be approved by the Building Department, where the owner and/or the developer are required to submit a Plot, preliminary, and Final Certificate of Grade Plans (standard forms furnished by the Township) prepared and certified by a registered civil engineer or land surveyor. The Township Planner shall review plans for setback requirements, and the Township Engineer shall determine that the proposed site grading is proper, drainage from abutting properties is not obstructed, and downstream properties will not be adversely affected by runoff from the subject property. All Certificates of Grade shall be field verified by the Township Engineer, who will compare the elevations shown on the Certificates to those shown on the approved Plot Plan.
- J. Health Department requirements for "elevated" or "engineered" septic system tile fields shall not constitute a valid reason for directing stormwater onto adjacent properties. In no instance shall the finished grade of the lot be more than six (6) inches above the approved finished grade of the septic system.
- K. Fees required by this Section shall be established by Resolution of the Ray Township Board of Trustees.

SECTION 2900 ADMINISTRATIVE OFFICIAL.

A. Administrative Official.

1. The provisions of this Zoning Ordinance shall be administered and enforced by a Zoning Administrator and/or Building Inspector as appointed by the Township Board. Unless specifically directed otherwise by the Township Board, the duties of the Zoning Administrator shall be provided with the assistance of such other persons as the Township Board may direct. The Building Inspector shall serve under such terms and at such rate of compensation as the Township Board may determine.
2. If the Zoning Administrator/Building Inspector shall find that any of the provisions of this Ordinance are being violated, he shall notify in writing, the person responsible for such violation or the owner of record of the lot upon which such violation is taking place, indicating the nature of the violation. He shall order discontinuance of the illegal use of any lot or structures; or if illegal additions, alterations, or structural changes, discontinuance of any illegal work being done; or shall take any other action authorized by this Ordinance to ensure compliance with or to prevent violation of its provisions.

B. Permits Required.

1. A zoning compliance permit shall be required for all new uses, change of use, new construction or structural alteration of any structure or building.
2. A building permit, meeting all of the requirements of the applicable building code or the state construction code shall be required prior to the erection, alteration, moving or removal of any structure or building.
3. No building or zoning compliance permit shall be required for alterations or repairs for roofing repairs, siding or painting, or interior repairs, provided that such repairs shall not be construed to include the cutting away of any stone or masonry wall, the addition or removal of any beam or support, or the removal, change or closing of any staircase, means of ingress or egress, or any chimney or window or is otherwise not required by the applicable construction code. No building or zoning compliance permit shall be required for detached accessory buildings such as storage sheds, dog houses, bus shelters, or children's playhouses provided they do not exceed fifty (50) square feet in area.
4. Site plan approval and/or Special Approval may be required for certain uses according to the provisions of this zoning ordinance prior to the issuance of a building permit or a zoning compliance permit.
5. Applications shall be applied for in writing on the forms provided and according to the procedures established by the Township. The amount of fees charged for permits or inspections shall be established by the Township Board.

C. Certificates of Zoning Compliance.

It shall be unlawful to use, or occupy, or permit the use, or occupancy of any structure or premises, or parts thereof, hereafter created, erected, changed, converted, or wholly or partly altered or enlarged in its use or structure, until a certificate of occupancy and/or zoning compliance have been issued by the Building Inspector stating that the proposed use of the structure or lot conforms to the requirements of this Ordinance.

1. With the exception of single family homes, and associated accessory buildings, it shall be unlawful to use, or occupy, or permit the use, or occupancy of any structure or premises, or parts thereof, hereafter created, erected, changed, converted, or wholly or partly altered or enlarged in its use or structure, until a certificate of zoning compliance have been issued by the Building Department.

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2. No permit for erection, alteration, moving, or repair of any structure shall be issued until an application has been made for a certificate of zoning compliance, and the certificate shall be issued in conformity with the provisions of this Ordinance upon completion of the work.
 3. The Building Inspector shall maintain a record of all certificates of zoning compliance.
 4. Failure to obtain a certificate of compliance shall be a violation of this Ordinance and punishable under the applicable provisions of this Ordinance.

D. Building Permits.

Where a building permit is required for the erection or structural alteration of a building (other than a single-family dwelling or farm dwelling and other than accessory building to such dwellings), a Site Plan shall be reviewed and approved in accordance with the provisions of this Ordinance prior to the issuance of a building permit.

Before proceeding with the erection, alteration or removal of any structure or building, a permit shall be first obtained from the Building Inspector. The application for such permit shall be made in writing and upon printed forms furnished by the Township.

All applications for building permits shall be accompanied by the appropriate number of sets of plans drawn to scale, showing the actual dimensions and shape of the lot to be built upon; the exact sizes and locations on the lot of structures already existing, if any; and the location and dimensions of the proposed structure or alteration. The application shall include such other information as lawfully may be required by the Building Inspector, including data on existing or proposed structures or alteration, existing or proposed uses of the structures and lot; the location of existing or proposed wells, septic systems or drains; the number of families, housekeeping units, or rental units the structure is designed to accommodate.

1. One (1) copy of the plans shall be returned to the applicant by the Building Inspector after he shall have marked such copy either as approved, or disapproved, and attested to same by his signature on such copy. One (1) copy of the plans, similarly marked, shall be retained by the Building Inspector.

Required wells must be in place prior to the issuance of a building permit.

E. Certificates of Occupancy.

It shall be unlawful to use, or occupy, or permit the use, or occupancy of any structure or premises, or parts thereof, hereafter created, erected, changed, converted, or wholly or partly altered or enlarged in its use or structure, until a certificate of occupancy and zoning compliance shall have been issued therefore by the Building Inspector.

1. No occupancy permit shall be granted until the septic tank tile field and water supply system is inspected and approved by the Macomb County Health Department.
2. No change of use shall be made in any building, premises or land or part thereof now or hereafter erected, altered, or used that is not consistent with the provisions of this Ordinance and no such change or use or occupancy shall be made without the issuance of a certificate of occupancy and compliance for such new use.
3. A certificate of occupancy and compliance shall be applied for coincident with the application for a building permit. Where a certificate of use and occupancy is required not in conjunction with the issuance of a building permit, the same shall be issued on forms furnished by the Building Inspector. Every change of use shall require the issuance of a new certificate of use.
4. A temporary certificate of occupancy may be issued by the Building Inspector for a period not exceeding six (6) months during alterations for partial occupancy of a structure pending completion of such alterations, provided that such temporary certificate may include such conditions and safeguards as will protect the safety and health of the occupants and the public.

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5. The Building Inspector shall maintain a record of all certificates of zoning compliance.
 6. Failure to obtain a certificate of occupancy shall be a violation of this Ordinance and punishable under the applicable provisions of this Ordinance.

F. Expiration of Building Permit.

If the work described in any building permit has not begun within six (6) months from the date of issuance thereof, said permit shall expire, except as otherwise provided herein; it shall be canceled by the Building Inspector; and written notice thereof shall be given to the persons affected.

If the work described in any building permit has not been completed within one (1) year from the date of issuance, the permit shall expire unless it is renewed. The Building Inspector may reissue said permit for a second period of one (1) year at the cost of 1/2, the original permit fee. The renewal permit will expire at the end of one (1) year having allowed a total of two (2) years for final construction under original permit.

At the end of two (2) years from the date of issuance of the original building permit, the permit shall expire and the Building inspector will notify the permit holder in writing of said expiration. No further work may be undertaken and all monies (financial guarantees, plan reviews, and permit fees) will be forfeited. To undertake any additional work after this period a new application, permit and fees shall be required.

G. Inspections.

As work progresses under a building permit the holder thereof shall cause the Building Inspector to be notified according to the requirements of the Township Building Code.

Each inspection shall be made as soon as possible following the receipt of notification. At the first inspection the Building Inspector shall determine to the best of his ability that the building or structure has been located in accordance with the site maps and that yard areas will comply with Township requirements.

Should the Building Inspector determine that the construction is not proceeding according to the plan filed or is in violation of any provision of this code or any other applicable ordinance, regulation or law, he shall notify the permit holder and further construction shall be stayed until correction has been effected and approved by the Building Inspector or upon notice and request for reinspection duly made.

If the permit holder fails to comply with the requirements at any stage of construction, the Building Inspector is hereby empowered to cancel the building permit issued and shall cause notice of such cancellation to be securely posted upon said construction. Posting of such notice shall be considered sufficient notification to the permit holder of cancellation thereof. No further work shall be undertaken or permitted upon such construction until a valid building permit shall thereafter have been issued.

H. Unlawful Structures.

Any uses of land or dwellings or construction or alteration of building or structure including tents or mobile homes used, erected, altered, razed or converted in violation of any of the provisions of this Ordinance are hereby declared to be a nuisance per se.

The Building Inspector or the Township Supervisor is hereby authorized to apply to a court of equity to abate the nuisance created by such unlawful use or structure. Whenever the Building Inspector has declared a structure to be not conforming with the requirements contained in this Ordinance, the owner or occupant may be required to vacate such structure or premises and such structure or premises shall not again be used or occupied until it has been made to conform with this Ordinance.

(Ord. of 3-15-2022)

SECTION 2901 SCHEDULE OF FEES, CHARGES, AND EXPENSES.

- A. Fees, charges, and expenses shall be assessed as part of the application for special use permits, site plan review, appeals, building permits, certificates of zoning compliance, and amendments to defray expenses incurred in processing such application.
- B. The Township Board by resolution shall establish a schedule of fees, charges, and expenses.
 - 1. The schedule of fees, charges and expenses may be altered or amended by resolution duly adopted by the Township Board.
- C. No action shall be taken on any application or appeal until all applicable fees, charges, and expenses have been paid in full.

SECTION 2902 VIOLATIONS AND PENALTIES.

Any building or structure which is erected, altered, maintained or used or any use of land which is begun, maintained or changed in violation of any provisions of this Ordinance is hereby declared to be a nuisance per se. Any person, firm, or other organization which violates, disobeys, omits, neglects or refuses to comply with or resists the enforcement of any provisions shall be fined upon conviction not more than One Hundred (\$100.00) Dollars, together with the cost of prosecution or shall be punished by imprisonment in the County Jail for not more than ninety (90) days for each offense or may be both fined and imprisoned as provided herein at the discretion of the Court. Each and every day during which an illegal erection, alteration, or maintenance of use continues shall be deemed a separate offense. The imposition of any sentence shall not exempt the offender from compliance with the provisions of this Ordinance.

SECTION 2903 REPEAL OF CONFLICTING PROVISIONS.

The Ray Township Zoning Ordinance passed by the Township Board on November 18, 1997 and as amended, is hereby repealed: All other resolutions or ordinances, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict, hereby repealed.

SECTION 2904 VESTED RIGHTS.

This Ordinance and any of the provisions hereof are not intended and shall not be construed to establish any vested right in or on behalf of any persons, firm or corporation in and to the continuation of any particular use, district, zoning classification or any activity therein and each of such matters are hereby declared to be subject to such later amendments to this Ordinance as may be necessary to appropriate for the further preservation and protection of public health, safety, welfare and morals.

Ray Township Street Numbering

Reference: Ordinance No. 58-1 – Ray Township Street Number Ordinance available on www.raytwp.org.

At the request of the Ray Township Fire and Rescue Department, your Township Board has adopted an ordinance requiring residents to have their house number displayed in front of their home on a street number post. The purpose of this requirement is for your safety. The Fire and Rescue Department needs to ensure they do not have a difficult time finding a residence in an emergency situation where every second counts. The ordinance as adopted is a uniform method of identification which can be used to locate you in such emergencies. We hope that the inconvenience of placing this post in your yard will be outweighed by the added protection it will give you and your family.

It is required that the numerals on the post be 4" reflective, and the post should be composed of a break-away material not to exceed four (4) inches in thickness. The numerals should be arranged vertically with the highest numeral not more than 48" and the lowest not less than 24" above the ground. The post should be located not more than 20 feet from the right-of-way and not more than 10 feet from the vehicular entrance or drive to the principal building and should be visible to traffic approaching from either direction. Mailboxes and mailbox posts shall not be utilized as a substitute for compliance with the ordinance.

Any property that has a structure with a driveway that is more than 800 feet in length from the road is required to have a color-coded reflector on their street number sign.

- Driveways 800 to 1000 feet – Blue reflector
- Driveways 1001 to 1200 feet – Yellow reflector
- Driveways greater than 1200 feet – Red reflector

One (1) address plate and 4" reflective white numerals for each side of the plate can be purchased for twenty dollars (\$20.00) at the Township Office location listed below. Color-coded reflector strips are also available.

Ray Township Offices

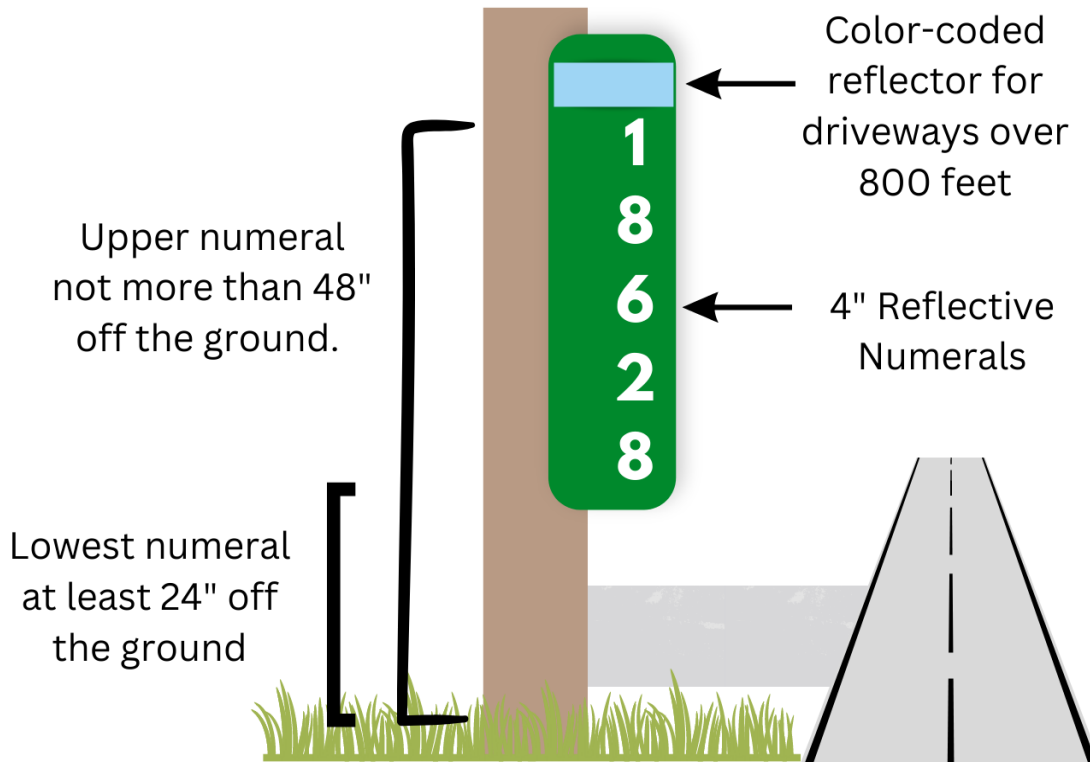
64255 Wolcott Rd

Ray, MI 48096

Monday – Thursday from 8:30am – 4:30pm

Ray Township Street Number Post

(Required by ordinance)



The post shall be located not more than 20 feet from the road right-of-way and not more than 10 feet from the vehicular entrance or drive to the principal building.

For further information or special regulations regarding multiple dwellings or commercial buildings, please refer to the Street Numbering Ordinance No. 58-1 which can be found on www.raytwp.org.



TOWNSHIP OF RAY

County of Macomb

64255 Wolcott Road, Ray Township, MI 48096

Phone: (586) 749-5171

Fax: (586) 749-6190 Website: www.raytwp.org

Board of Trustees

Eric Crump, Supervisor

Lori Lascoe, Clerk

Betsy Bart, Treasurer

Betty Grader, Trustee

Joe Jarzyna, Trustee

PERMIT FEE SCHEDULE

Plan review and Zoning compliance fees are due upon submission and are *Non-Refundable*.

Checks, Cash, Credit / Debit cards are acceptable. A convenience fee of 3% will be added to your card from the card processor.

ACCESSORY BUILDINGS/DETACHED GARAGE*

All Required Inspections	\$90.00 each***
Plan REVIEW	\$125.00 (non-refundable)
Permit Fees	\$100.00 (plus Required Inspections)
Bond	\$500.00

Signed affidavit of zoning compliance required before permit issue – see requirements page*

ADDITION UP TO 499 sq. ft., DECKS, GAZEBOs, PATIOS/COVERED PATIOS, PONDS, IN-GROUND POOLS AND PORCHES/COVERED PORCHES

All Required Inspections	\$90.00 each ***
Plan REVIEW	\$100.00 (non-refundable)
Permit Fees	\$100.00 (plus Required Inspections)
Bond	\$500.00

DEMOLITION: Plan Review required. Inspections are required for foundation removal, fill in and grade level. Wells will need to be filled/abandoned according to Macomb County Health Department requirements, septic to be removed/crushed according to Macomb County Health Department requirements.

All Required Inspections	\$90.00 each***
Plan REVIEW	\$100.00 (non-refundable)
Permit Fees	\$100.00 (plus Required Inspections)
Bond	\$500.00

FENCES REQUIRING FOOTING, ADA RAMPS, SOLAR PANELS, MISCELLANEOUS AND ABOVE GROUND POOL

All Required Inspections	\$90.00 each***
Plan REVIEW	\$100.00 (non-refundable)
Permit Fees	\$40.00 (plus Required Inspections)
Bond	\$250.00

RESIDENTIAL HOMES, ADDITIONS AND ALTERATIONS UP TO 3,499 SQ. FT

All Required Inspections	\$90.00 each***
Plan REVIEW	\$150.00 (non-refundable)
Permit Fees	\$250.00 (plus Required Inspections)
Bond	\$1000.00
Engineering Fees	\$3500.00 (for new developments) ****

**RESIDENTIAL HOMES, ADDITIONS AND ALTERATIONS 3,500 SQ. FT AND OVER
REQUIRES ARCHITECTURAL SEAL AND SIGNATURE ON EACH PAGE**

Required Inspections	\$90.00 each***
Plan REVIEW	\$400.00 (non-refundable)
Permit Fees	\$600.00 (plus Required Inspections)
Bond	\$2000.00
Engineering Fees	\$3500.00 (for new developments) ****

SPECIAL OR SAFETY INSPECTIONS

Inspection Fee	\$90.00 (per inspection) ***
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REQUEST FOR ADDRESS ASSIGNMENT

Address Application	\$30***
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REVIEWS ARE REQUIRED BY ALL INSPECTORS:

If a Fire Marshall review is necessary there will be an extra charge of \$100.00

**COMMERCIAL, BUILDING – REQUIRES ARCHITECTURAL SEAL AND
SIGNATURE ON EACH PAGE**

PLANS REQUIRING SITE PLAN APPROVAL SEE RAY TOWNSHIP ZONING ORDINANCE 36, SECTION 2108.

Permit Fees	\$700.00 (plus Required Inspections)
Inspection Fee	\$90.00 (per required Inspection) ***
Bond	\$2000.00
Building Plan REVIEW	\$200.00 (non-refundable) required
Electrical Plan (<i>if required</i>)	\$200.00
Mechanical Plan (<i>if required</i>)	\$200.00
Plumbing Plan (<i>if required</i>)	\$200.00
Fire Marshall (<i>if required</i>)	\$200.00

COMMERCIAL, FENCES

Plan REVIEW	\$125.00 (non-refundable)
Permit Fees	\$100.00 (plus Required Inspections)
Inspection Fee	\$90.00 (per required Inspection) ***
Bond	\$500.00

COMMERCIAL, SIGNS

Plan REVIEW	\$125.00 (non-refundable)
Permit Fees	\$100.00 (per required Inspection)
Inspection Fee	\$90.00 (per required Inspection) ***
Bond	\$500.00

CERTIFICATE OF ZONING COMPLIANCE

CZC Fee	\$100.00 (non-refundable) *
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**ZONING COMPLIANCE CERTIFICATE TO CULTIVATE MEDICAL MARIHUANA AS
A PRIMARY CAREGIVER - INDUSTRIAL ZONE**

Application fee	\$400.00 (non-refundable) ** Annual application required
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* ADOPTED 10/16/21

** ADOPTED 09/27/21

*** ADOPTED 7/19/22

**** ADOPTED 8/28/25

Electrical, Mechanical and Plumbing are separate *PERMITS*

ADDITIONAL INSPECTIONS AND RE-INSPECTIONS \$90.00* EACH, DISAPPROVED INSPECTION FEE MUST BE PAID PRIOR TO RE-INSPECTION**

VIOLATION STOP WORK ORDER \$125.00

PERMIT FEES AND PERFORMANCE BONDS ARE PAYABLE UPON PERMIT ISSUE – BOND AND PERMIT FEES MUST BE PAID WITH SEPARATE CHECKS, CASH OR CREDIT/DEBIT CARD, ADD 3% FEE FOR CARD PAYMENTS.

**PERFORMANCE BOND WILL BE REFUNDED AFTER FINAL INSPECTION APPROVAL AND ISSUE OF FINAL CERTIFICATE OF OCCUPANCY. ALL BOND REFUND PAYMENTS MUST BE APPROVED BY BOARD AT THE REGULAR MONTHLY BOARD MEETING.
(BOND REFUND DATE WILL BE DETERMINED BY BOARD MEETING DATE)**

RAY TOWNSHIP ZONING ORDINANCE NO 36, SECTION 2900 F. EXPIRATION OF BUILDING PERMIT

If the work described in any building permit has not begun within six (6) months from the date of issuance thereof, said permit shall expire, except as otherwise provided herein; it shall be cancelled by the Building Inspector; and written notice thereof shall be given to the persons affected.

If the work described in any building permit has not been completed within one (1) year from date of issuance, the permit shall expire unless it is renewed. The Building Inspector may reissue said permit for a second period of one (1) year at the cost of ½ original permit fee. The renewal permit will expire at the end of one (10) years having allowed a total of two (2) years for final construction under original permit.

At the end of two (2) years from the date of issuance of the original building permit, the permit shall expire, and the Building Inspector will notify the permit holder in writing of said expiration. No further work may be undertaken, and all monies (financial guarantees, plan reviews and permit fees) will be forfeited. To undertake additional work after this period a new application, permit and fees will be required.

* ADOPTED 10/16/21

** ADOPTED 09/27/21

*** ADOPTED 7/19/22

****ADOPTED 8/28/25