



CHARTER TOWNSHIP OF PORT HURON

3800 Lapeer Road
Port Huron Twp., Michigan 48060
www.PortHuronTownship.Org

Phone: (810) 987-6600
Fax: (810) 987-6712

Dear Business Owners,

As part of the issuance of your new business license, you will be visited by an inspector from the Port Huron Township Zoning and Building Department. They will enforce the PHT Zoning Ordinance and 2009 Michigan Building Code requirements concerning your building. The requirements for each business are different based on the occupancy. Below are common violations, some of which are duplicated in both the building and fire codes.

These are basic guidelines to allow you to prepare for our inspections. There may be variations to this guide based on your business and its risks. The inspection will allow for time for you to correct any violations that are not immediately Life Threatening. The requirements for the correction of items that are life threatening or are a violation of the Zoning restrictions may not allow for the opening of your business. Other issues such as the installation of Dumpster Enclosures or addressing accessibility issues may allow for your business to open but require corrections within 3 to 6 months depending on conditions and the time of year.

BUILDING CODE ISSUES

- Business address numbers** – Must be visible from the road. Minimum 4” high with contrasting color.
- Exits** – Exits must have signs that are illuminated in the dark. Emergency lighting may be needed also in the event of power failure. Exit doors must remain unlocked when the building is occupied.
- Fire Separation Requirements** – In some situations the change of the use of a building to another use may require building construction to take place that prevents or retards the spread of fire from one section to another, whether it means providing vertical or horizontal separation.
- Fire protection Systems** – Devices such as sprinkler systems, fire alarms, paint booth and cooking hood systems may also be required, depending on the business, and must be approved and maintained.
- Accessibility** – Where an existing building undergoes a partial or complete change in occupancy, there are many times physical changes that need to be made to the building for physically challenged individuals. These can include changes in exits and elevator access as well as accessible toilet rooms.
- Permits for building, electrical, plumbing or mechanical** – Where any construction takes place, due to the requirements above or not, permits are required and only licensed contractors may perform the work. Plans may also be required that are sealed by an architect licensed by the State of Michigan.

ZONING CODE ISSUES

- Businesses Occupancies** – Any new business occupancy or change of business use in a structure requires approval from the Port Huron Township Zoning Department as well as the Building, Fire, and Business License Departments. The use must be listed as a permitted use in that District and may require Planning Commission and Township Board approval prior to occupancy as well as approval by the other departments.
- All Businesses are required to provide screening for trash receptacles as listed in the Zoning Ordinance as follows: Sec. 40-733, - Trash removal and collection**
Dumpsters are required as an accessory to any use other than single- and two-family residential uses, subject to the following conditions:

(1) *Location*

Dumpsters shall be permitted in the side or rear yard provided that no dumpster shall extend closer to the front of the lot than any portion of the principal structure, and provided further that the dumpster shall not encroach on a required parking area, is clearly accessible to servicing vehicles, and is located at least ten feet from any building. Dumpsters shall comply with the setback requirements for the district in which they are located and shall be located as far as practicable from

any adjoining residential district.

(2) **Concrete pad**

Dumpsters shall be placed on a concrete pad. The concrete pad should extend a minimum of three feet in front of the dumpster enclosure.

(3) **Screening**

Dumpsters shall be screened from view from adjoining property and public streets and thoroughfares. The screening shall be on three sides with a permanent building, decorative masonry wall, wood fencing or earth mound not less than six feet in height or at least six inches above the height of the enclosed dumpster, whichever is taller. The fourth side of the dumpster screening shall be equipped with an opaque lockable gate that is the same height as the enclosure around the other three sides.

(4) **Bollards**

Bollards (concrete-filled metal posts) or similar protective devices shall be installed at the opening to prevent damage to the screening wall or fence.

(5) **Site plan requirements**

The location and method of screening of dumpsters shall be shown on all site plans.

Drawings like these below are required to be submitted along with an application for a building permit, and must be reviewed and approved by the Building and Fire Departments.

