

Frequently Asked Questions: Zoning Permits in Kingsford

1. Does my project need a permit?

- In most cases where you are fixing, maintaining, or upgrading existing structures you don't need a zoning permit. Some examples: re-roof, window replacement, new siding, or remodeling. Note: these projects may still require a building permit from the Dickinson County Construction Code Commission.
- If you are **adding** new structures or additions that change the footprint of your existing structures or the story height then you will need a zoning permit. Some examples: new house, new garage, new deck, new additions, new outbuildings, or adding a 2nd story.

2. Where can I build on my property?

- Depending on what zone your property is located in the city there are setbacks restricting where you can build on your property. Setbacks are defined as the distance required to obtain front, side or rear yard open space provisions in the adopted code. The setback schedule can be found in Sec 44-301.
- In residential zones the front yard setback is 25 feet, the back yard setback is 35 feet, and the total setback for the side yards is 12 feet with one side being at least 5 feet. The setbacks for the business and industrial districts vary.

3. Can I build whatever I want on my property?

- No, in the City of Kingsford's adopted code each district lists what type of buildings and uses are allowed by right. If a project is proposing anything but what is listed then the permit application will be denied. There are processes in place if applicants are seeking a variance or an ordinance change.

4. What is a legal non-conformity?

- Legal non-conformities are structures or uses that were established prior to the adoption of the current zoning regulations (grandfathered in). Such buildings or uses that exist are non-conformities that shall not be enlarged upon, expanded or extended, nor be used as grounds for adding other structures or uses prohibited elsewhere in the same district.

Applicable Ordinances:

[Chapter 44 Article III Zoning Districts and Regulations](#)

[Sec 44-301 Schedule limiting height, bulk, density and area...](#)

[Sec 44-361 non-conforming lots, uses, and structures...](#)