

ORDINANCE NO. _____

AN ORDINANCE TO AMEND SECTION 154.054, THE TABLE IN SECTION 154.095, SUBSECTION 154.095(P), AND SUBSECTION 154.121(G) OF THE MT. PLEASANT ZONING ORDINANCES TO UPDATE STANDARDS FOR THE M-2 MULTIPLE FAMILY DISTRICT.

IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF MT. PLEASANT:

Section 1. Amendment. Section 154.054 of the Mt. Pleasant Zoning Ordinances is amended to read as follows:

(A) Intent. The M-2 Multiple-Family Residential Districts are designed to provide sites for multiple-family dwelling structures and related uses which will generally serve as zones of transition between the nonresidential districts and lower-density residential districts. This district also provides for other forms of living units primarily related to the University.

(B) Principal uses permitted. The M-2 Multiple-Family Residential District buildings and land shall be used for one or more of the following specified uses unless otherwise provided for in this chapter:

(1) All uses permitted and as regulated in the M-1 Multiple-Family Residential District.

(2) Accessory buildings and uses customarily incidental to any of the above permitted uses.

(C) Principal uses permitted subject to special use permits. The following special uses shall be permitted, subject to the conditions imposed for each use and subject further to the review and approval of the Planning Commission.

(1) Registered student organization dwellings.

(a) The building shall have its access from a major thoroughfare or be so located that traffic does not conflict with adjacent residential uses.

(b) Parking shall be prohibited in required front yards or side street setbacks except for space on hard surfaced driveways not exceeding 24 feet in width.

(c) A minimum of 25% of the total square feet of the rear and side yard areas shall be retained in open landscaped areas and not used for parking.

(d) The lot shall not have a common lot line with or be located across a local street or alley from a lot in an "R" single-family zoned district.

(e) No registered student organization dwelling shall be permitted with more than 12 occupants per dwelling unit.

(f) The building must comply with all applicable structural and housing requirements.

(g) The Zoning Board of Appeals shall have the authority to modify ordinance requirements to permit the development of a nonconforming lot, or redevelopment of a nonconforming use or building. Specifically, in granting approval for the project the Zoning Board of Appeals may do the following:

1. Reduce dimensional zoning requirements such as setback and lot coverage and development requirements such as minimum parking space requirements and permit additional dwelling units provided the overall occupancy complies with subsection 2.
2. Permit up to two additional occupants over the maximum permitted by land area. Occupant limits per unit shall still apply.

(h) In evaluating the proposal for approval the Zoning Board of Appeals shall modify zoning requirements in the manner requested if:

1. The redevelopment markedly decreases the number and extent of nonconformities. Reductions to nonconformities can include improving setbacks, increasing parking and complying with pavement and location requirements, and increase in building area per occupant.
2. The redevelopment improves the building and aesthetics and maintain the appearance of a single family dwelling, taking into consideration the shape, location and architectural details of homes in the neighborhood.
3. The redevelopment improves the site aesthetics including such elements as foundation planting, site landscaping and decorative fencing as well as the preservation of existing, healthy and non-invasive trees.
4. The redevelopment improves the site's layout and function of the property with regard to issues including trash disposal and the elimination of front yard parking.

(2) Rooming and boarding house, tourist house.

(a) The building shall have its access from a major thoroughfare or be so located that traffic does not conflict with adjacent residential uses.

(b) Parking shall be prohibited in required front yards or side street setbacks except for space on hard surfaced driveways not exceeding 24 feet in width.

(c) A minimum of 25% of the total square feet of the rear and side yard areas shall be retained in open landscaped areas and not used for parking.

(d) The lot shall not have a common side lot line with a lot in an "R" single-family zoned district.

(e) No rooming and boarding dwelling with a common lot line or across an alley or local street from a property in the R district shall be permitted to have more than 4 occupants per dwelling unit. For all other rooming and boarding dwellings, there shall be no more than 6 occupants per dwelling unit.

(f) The building must comply with all applicable structural and housing requirements.

(g) The Zoning Board of Appeals shall have the authority to modify ordinance requirements to permit the development of a nonconforming lot, or redevelopment of a nonconforming use or building. In granting approval for the project the Zoning Board of Appeals may do the following:

1. Reduce dimensional zoning requirements such as setback and lot coverage and development requirements such as minimum parking space requirements and permit additional dwelling units provided the overall occupancy complies with subsection 2.

2. Permit up to two additional occupants over the maximum permitted by land area. Occupant limits per unit shall still apply.

(h) In evaluating the proposal for approval the Zoning Board of Appeals shall modify zoning requirements in the manner requested if:

1. The redevelopment markedly decreases the number and extent of nonconformities. Reductions to nonconformities can include improving setbacks, increasing parking and complying with pavement and location requirements, and increase in building area per occupant.

2. The redevelopment improves the building and aesthetics and maintain the appearance of a single family dwelling, taking into consideration the shape, location and architectural details of homes in the neighborhood.

3. The redevelopment improves the site aesthetics including such elements as foundation planting, site landscaping and decorative fencing as well as the preservation of existing, healthy and non-invasive trees.

4. The redevelopment improves the site's layout and function of the property with regard to issues including trash disposal and the elimination of front yard parking.

(3) Accessory buildings and uses customarily incidental to any of the above permitted uses.

(D) Required conditions.

(1) All site plans for other than single or two-family residential buildings shall be submitted to the Planning Commission for its review and approval before a building permit is issued.

(2) All access to the site shall be in accordance with this chapter.

(E) Lots existing as of July 1, 2015 may not be combined for the purposes of constructing a rooming and boarding dwelling. Required parking for rooming and boarding dwellings must be provided upon the same lot as the principal structure.

(F) Area and bulk requirements. See § 154.095, Schedule of Regulations, limiting the height and bulk of buildings, the minimum size of lot by permitted land use, maximum density permitted and providing minimum yard setback requirements.

(G) Other requirements. See §§ 154.004 through 154.022, General Provisions and § 154.050, General Provisions for Residential Districts, for additional requirements.

Section 2. Amendment. The table in Section 154.095 of the Mt. Pleasant Zoning Ordinances is amended to read as follows:

Schedule of Regulations Limiting Height, Bulk, Density and Area by Zoning District								
Zoning District	Area in Sq. Ft. or Acres	Width in Ft. Measured at Building Line	Maximum Height of Structures		Minimum Yard Setback (Per Lot in Ft.)			Minimum Floor Area per Dwelling Unit
			Stories	Ft.	Front	Each Side	Rear	
A	2 acres	300	2.5	35	30	25	25	1,000
R-1	15,000(s)	100(g)	2.5	35	30(a)	10(b)	25	1,000(d)
R-2	9,800(s)	75(g)	2.5	35	25(a)	7.5(b)	25	1,000(d)
R-3	8,000(f)(s)	65(g)	2.5	35	20(a)	6.5(b)	25	900(d)
R-4	6,000(f)(s)	50(g)	2.5	35	20(a)	6(b)	25	800(d)
M-1	8,000	66	2.5	35	20(a)	6.5(c)(r)	25(p)	(e)(h)(i)
M-2	5,000	50	2.5	35	20(a)	6.5(c)(r)	25(p)	(e)(i)
C-1				28	17	6.5(j)	0(K)(Q)	

C-2				75				
C-3		60		35	50(a)(1)	6.5(m)	0(K)(Q)	
I-1				75	30	20(o)	30(o)	
OS-1	8,000	60		40	20	6(n)	25	
RCD				75	75	50	75	

Section 3. Amendment. Subsection 154.095(P) of the Mt. Pleasant Zoning Ordinances is amended to read as follows:

(P) No principal entryway to any dwelling unit in an apartment dwelling shall face a rear yard at a distance of less than 50 feet of the rear lot line when that rear lot line abuts a property in the R zoning district.

Section 4. Amendment. Section 154.121 of the Mt. Pleasant Zoning Ordinances is amended to read as follows:

(G) All parking areas other than those for single-family and two-family units shall provide adequate access by means of maneuvering lanes so that backing directly onto a street is unnecessary. Rooming and boarding dwellings and Registered Student Organization dwellings may provide stacked parking spaces provided that the number of stacked spaces per unit shall not exceed 5 or the unit occupancy, whichever is less. In no case shall more than 10 total parking spaces be stacked per site. All unstacked parking spaces must be accessible via an approved maneuvering lane so that backing directly onto a street is unnecessary.

Section 5. Publication and Effective Date. The City Clerk shall cause to be published a notice of adoption of this ordinance within 10 days of the date of its adoption. This ordinance shall take effect 30 days after its adoption.

YEAS: Commission member(s) _____

NAYS: Commission member(s) _____

ABSTAIN: Commission member(s) _____

ABSENT: Commission member(s) _____

CERTIFICATION

As the duly appointed and qualified City Clerk of the City of Mount Pleasant, Isabella County, Michigan, I certify this is a true and complete copy of an ordinance adopted by the Mount Pleasant City Commission at a regular meeting held on _____, 2015.

Date: _____, 2015

Jeremy Howard, City Clerk

PC Hearing: _____, 2015

Introduced: _____, 2015

Adopted: _____, 2015

Published: _____, 2015

Effective: _____, 2015