

**CITY OF NEW BUFFALO
BERRIEN COUNTY, MICHIGAN
(Ordinance No. 276)**

At a regular meeting of the City Council for the City of New Buffalo held on November 17 2025, beginning at 6:36 p.m., a motion was made by City Council Member Knoll, and was seconded by City Mayor Pro-Tem Lijewski to enact and adopt the following ordinance:

**AN ORDINANCE TO AMEND ARTICLE 3, SECTION Z3-04B,
AND ARTICLE 4, SECTION Z4-01A OF THE ZONING
ORDINANCE OF THE CITY OF NEW BUFFALO, MICHIGAN,
TO AUTHORIZE AS A SPECIAL USE DESIGNATED SINGLE-
FAMILY DWELLINGS IN THE GENERAL COMMERCIAL
ZONING DISTRICT.**

THE CITY OF NEW BUFFALO (the “City”) ORDAINS:

Section 1. Amendment to Article 3, Section Z3-04B, Table 3-04(B) of the New Buffalo Zoning Ordinance. That Article 3, Section Z3-04B, Table 3-04(B), of the New Buffalo Zoning Ordinance, is hereby amended to add the use entitled “Dwelling, single-family detached existing prior to October 5, 2025 or single-family detached previously converted to use for office or similar purposes” as a special use in the General Commercial Zoning District (“GCD”), under the category of “Residential” uses. Table 3-04(B) shall be further amended to state that the new use category entitled “Dwelling, single-family detached existing prior to October 5, 2025 or single-family detached previously converted to use for office or similar purposes” shall be subject to “Z4-01A” in the column of Table 3-04(B) entitled “Additional Regulation.”

Section 2. Amendment to Article 4, Section Z4-01A of the New Buffalo Zoning Ordinance. That Article 4, Section Z4-01A of the New Buffalo Zoning Ordinance, is hereby amended to add a Subsection 3, and to read in its entirety as follows:

- A. Single-family detached dwellings and duplexes.
 - 1. Duplexes shall be oriented with their primary entrances toward the designated front lot line.
 - 2. Attached garages located on a front façade shall be set back as follows.
 - a. At least 20 feet from the front lot line; and
 - b. At least five feet behind the front façade of the principal building.
 - 3. For purposes of interpreting the category entitled “Dwelling, single-family detached existing prior to October 5, 2025 or single-family detached previously converted to use for office or similar purposes” this shall only apply to detached, single-family residential dwellings

located in the General Commercial Zoning District which are lawfully used as single-family residences as of October 5, 2025 or single-family detached previously converted to use for office or similar purposes. Notwithstanding the regulations as to lawful nonconforming uses of structures found in Sections Z9-05, Z9-06, and Z9-07, a single-family dwelling which meets the requirements of this subsection shall be a special use in the General Commercial Zoning District. A single-family dwelling which meets the requirements of this subsection may be repaired or rebuilt if damaged, consistent with other single-family dwelling restrictions.

Section 3. Repealer. All ordinances or parts of ordinances in conflict with this Ordinance are repealed to the extent of any such conflict.

Section 4. Conflict.

- A. Nothing in this Ordinance will be construed in such a manner so as to conflict with existing City ordinances except as otherwise explicitly stated herein.
- B. Nothing in this Ordinance will be construed in such a manner so as to conflict with any State law.

Section 5. Savings Clause. The provisions of this Ordinance are severable. If any article, chapter, paragraph, sentence, or clause is declared void or inoperable for any reason by a court of competent jurisdiction, such declaration shall not void any or render inoperable other part or portion of this Ordinance.

Section 6. Effective Date. This Ordinance is effective 7 days following its publication in the manner required by the City Charter, or 20 days after its enactment, whichever is later.

The vote to approve and enact this Ordinance was as follows:

YEAS: Gear, Knoll, Lijewski, Robertson, Price

NAYS: None

ABSENT: None

ABSTAIN: None

ORDINANCE NO. 276 ADOPTED AND ENACTED.

CERTIFICATION

We certify that the above is a true copy of an ordinance adopted by the City Council for the City of New Buffalo on the date and time specified above pursuant to the required statutory procedures.

By _____
Vance Price
Mayor, City of New Buffalo

By _____
Amy Fidler
Clerk, City of New Buffalo

First Reading: October 20, 2025
Initial Publication: October 20, 2025
Adopted: November 17, 2025
Final Publication: November 27, 2025
Effective: December 16, 2025