

CITY OF LAPEER
LAPEER COUNTY, MICHIGAN

Ordinance #: 2026-03

An ordinance to amend City of Lapeer zoning ordinance by amending Chapter 7 Zoning, Article IV Multiple Family Residential Districts, § 7-4.02 Schedule of Uses and Article XIII Use Requirements, § 7-13.01 Residential uses.

THE CITY OF LAPEER, LAPEER COUNTY, MICHIGAN ORDAINS:

ARTICLE 1.

That Ordinance § 7-4.02 Schedule of Uses is amended and § 7-13.01(G) Single-family attached dwellings is added to read in their entirety as follows:

Art. IV Multiple Family Residential Districts

§ 7-4.02 Schedule of uses.

Buildings or land shall be not used and buildings shall not be erected except for one or more of the following specified uses, unless otherwise provided for in this chapter. Land and/or buildings in the districts indicated at the top of Table 7.04.1 may be used for the purposes denoted by the following abbreviations:

Key:

Permitted Use (P): Land and/or buildings in this district may be used for the purposes listed by right.

Special Land Use (SLU): Uses which may be permitted by obtaining special land use approval when all applicable requirements in Article XIII, Use Requirements, and the standards of § 7-19.04, Review standards, are met.

Additional Requirements: Indicates requirements or conditions applicable to the use.

Table 7.01.1: Multiple Family Residential Districts Schedule of Uses			
Use	RM-1	RM-2	Additional Requirements
Residential Uses			
Boarding and renting of rooms	SLU	SLU	7-13.01A
Home occupation	P	P	7-13.01C
Multiple-family dwellings	P	P	7-13.01B
Single-family detached dwellings	P	P	7-13.01B
Single-family attached dwellings	P	P	7-13.01B AND 7-13.01G
Transitional housing	SLU	SLU	7-13.02D

Art. XIII Use Requirements

7-13.01G, Single-family attached dwellings.

- (1) A building containing attached single-family dwellings shall not exceed four (4) dwelling units per structure.
- (2) Each unit shall provide a private outdoor open space of at least 250sq ft.
- (3) A minimum separation distance of twenty-five (25) feet shall be provided between principal buildings containing attached single-family dwellings.
- (4) Where the primary facades of two building face one another, the minimum separation shall be fifty (50) feet.
 - a. When there is a street planned between two primary facades which face one another, the minimum separation distance shall be one hundred (100) feet.
- (5) The maximum building height shall comply with the height regulations of the zoning district in which the parcel is located in. See table 7.03.2 Single-Family Residential Districts: Schedule of Area, Height, and Placement Requirements.

ARTICLE 2. SEVERABILITY

This ordinance and its various articles, paragraphs and clauses thereof are hereby declared to be severable. If any article, paragraph or clause is adjudged unconstitutional or invalid, the remainder of this amendatory ordinance shall not be affected thereby.

ARTICLE 3. CONFLICT

All ordinances and provisions of ordinances of the City of Lapeer in conflict herewith are hereby repealed.

ARTICLE 4. ADOPTION

This amendatory ordinance shall be published as required by law and shall take effect after publication.

CERTIFICATION

The foregoing ordinance is hereby certified to be the authentic record of the ordinance which was duly adopted by the City Commission of the City of Lapeer on the April 20, 2026 and published on the April 26, 2026.

YEAS: Glisman, McCarthy, Petrie, Atwood, Brady.

NAYS: None.

STATE OF MICHIGAN)) SS

COUNTY OF LAPEER)

I, the undersigned, the fully qualified and acting Clerk of the City of Lapeer, Lapeer County, Michigan, do hereby certify that the foregoing is a true and complete Copy of an ordinance adopted at a regular meeting of the City Commission of the City of Lapeer, Michigan, held on the April 20, 2026, the original of said meeting was given to and in compliance with Act 267, Public Acts of Michigan, 1976.

I further certify that on the April 26, 2026, I caused a notice of such adoption to be published in the County Press, a newspaper circulated in the City of Lapeer, and that said Ordinance and the record of publication was duly recorded in the Municipal Code of the City of Lapeer and is available for public use and inspection at the offices of the City of Lapeer Clerk.

IN WITNESS WHEREOF, I have hereunto fixed my official signature on this April 21, 2026.

Romona Sanchez, City Clerk
City of Lapeer