

City of Hastings
COUNTY OF BARRY, STATE OF MICHIGAN

ORDINANCE NO. 566

AN ORDINANCE TO AMEND CHAPTER 90 OF THE HASTINGS CODE OF 1970, AS AMENDED, BY AMENDING ARTICLE I, IN GENERAL; ARTICLE VI AND DISTRICT REGULATIONS

As recommended by the Planning Commission on March 4, 2019

THE CITY OF HASTINGS ORDAINS:

SECTION I.

Chapter 90 of the Code of Ordinances, City of Hastings, Michigan, is amended to **AMEND** Section 90-1 Definitions; Section 90-471 Purpose Section; and 90-473 Special Uses; and **ADD** Sec. 90-477 Building Form Standards for Residential Dwellings and Sec. 90-478 General development standards for residential uses as follows:

Section 90-1 Definitions.

Dwelling, multiple-family means a building containing three or more dwelling units built one on top of another, or built side-by-side and which do not have a ground-to-roof wall, and have common facilities (i.e. attic, basement, heating plant, plumbing, etc.)

Dwelling, single-family attached means a dwelling unit that shares a common party wall, usually on both sides of the property; that is separated by a ground-to-roof wall; that has no units located above or below; and, that does not share heating/air conditioning systems or utilities, such as townhouses and rowhouses.

Dwelling, single-family detached means a dwelling unit that is free of any shared walls and stands alone.

Section 90-471 Purpose.

The B-1 zoning district is intended to serve as the downtown shopping district for the city. A wide range of retail service, office, governmental, and institutional and limited residential uses are permitted. Consistent with the comprehensive community plan, higher density residential uses are also allowed within designated areas to provide a variety of housing within walking distance of the business core.

Building form and development standards recognize the special parking, pedestrian, building location, and visual character needs of an established downtown business district.

Section 90-473 Special Uses.

- (8) For property not provided frontage along or with direct drive access to the following street segments:
- o East State Street
 - o Church Street: Court Street to Apple Street
 - o Jefferson Street: Court Street to Apple Street

and subject to the regulations set forth in Sec. 90-474, Sec. 90-475, Sec. 90-477 and 90-478, the following uses are permitted as special land uses:

- a. Three- and four-family dwelling units.
- b. Multiple-family dwellings, with no more than eight units per building.
- c. Single-family attached dwellings, with no more than eight attached units.

Section 90-477 Building Form Standards for Residential Dwellings.

- (1) Minimum number of stories: None
- (2) Maximum building height: 40 feet.
- (3) Minimum front porch area (if provided): 70 square feet.
- (4) Minimum floor area: As required for dwellings in the A-1 zoning district.
- (5) Windows: A minimum of 20 percent and a maximum of 60 percent of the front and side facades each shall have transparent non-reflective windows. Windows on upper stories shall be vertical with defined edges
- (6) Exterior building materials facing a public or private street: Minimum 80 percent brick, stone, or lap siding with trim and ornamentation consisting of metal, concrete, brick, stone or wood.
- (7) Facade articulation: Differentiate each rowhouse or townhouse separately with vertical expression line; for other multiple-family buildings provide articulation every 50 feet using windows, balconies, and a change in building materials or similar provision.

Sec. 90-478 General development standards for residential uses.

- (1) Dumpsters shall be kept within a fenced or brick walled area which shall be at least six feet high and located so that their use, including emptying, does not pose a nuisance to nearby residents.
- (2) The primary entrance to the building shall be visible from and face the street from which the address of the building is derived.
- (3) Vehicle access to the property shall be determined during review of the site plan. The existing driveway may be required to be closed in order to achieve safe access.
- (4) A walkway shall be provided from the existing or proposed sidewalk within the right -of-way to the primary building entrance.

SECTION II.

If any article, section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION III.

All ordinances or part of ordinances in conflict herewith are hereby repealed.

SECTION IV

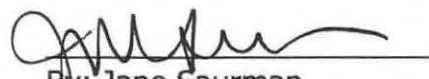
This ordinance shall become effective upon its adoption and publication as provided by City Charter.

Moved by Member McNabb-Stange, with support by Member Resseguie, that **Ordinance No.566** be adopted as read.

YEAS: Bowers, Cary, Jarvis, Maupin-Moore, McNabb-Stange, Redman, Resseguie, Smith, and Tossava.
NAYS: None.
ABSENT: None.

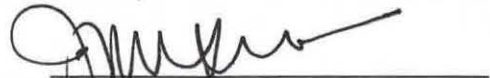
Adoption Date: March 29, 2019
Effective Date: March 25, 2019
First Reading: March 11, 2019
Second Reading: March 25, 2019

CITY OF HASTINGS


By: Jane Saurman
Hastings City Clerk

CERTIFICATE

The undersigned, being the duly qualified and acting Clerk of the City of Hastings, Michigan, does hereby certify that the foregoing is a true and complete copy of an Ordinance adopted by the Hastings City Council, of the City of Hastings, at a regular meeting of the City Council on the 25th day of March 2019, at which meeting a quorum was present and remained throughout, and that the original of said Ordinance is on file in the records of the City of Hastings. I further certify that the meeting was conducted and public notice was given pursuant to and in compliance with Act No. 267, Public Acts of Michigan of 1976, as amended, and that minutes were kept and will be or have been made available as required thereby.



Jare Saurman
City Clerk