

ORDINANCE NO. 593

AN ORDINANCE TO AMEND CHAPTER 90 OF THE HASTINGS CODE OF 1970, AS AMENDED, BY AMENDING THE FOLLOWING: ARTICLE 90 - IX, DIVISION 90 - IX 3, BY AMENDING SECTION 90-831 ACCESSORY BUILDINGS.

As recommended by the Planning Commission on November 2, 2020

THE CITY OF HASTINGS ORDAINS:

SECTION I.

Section 90-831 of Division 90-IX-3, of the Code of Ordinances, City of Hastings, Michigan, is AMENDED to read as follows:

Sec. 90-831 Accessory Building

~~Residential and office zoning districts.~~ The following regulations shall apply to **residential** accessory buildings in all residential and office zones.

1. **Residential** detached accessory buildings shall comply with the following:

Zoning District	Max. Size of a Bldg.	Max. Total S.F. of All Bldgs.	Max. Bldg. Peak	Minimum Setback
R2, R-D, R-M, A-1, A-O, A2, O	900 s.f.	1,100	14' w/10' sidewall	As per subsection 90-831(b)
R1 and R1-A	900 s.f.	1,100	16' w/10' sidewall	Front setback—Per subsection 90-831(b)(1) Side and rear—Min. of 10 ft. for buildings higher than 14 ft.
For lots in the R1, R1-A, and R-2 Zones which exceed both the minimum lot area and minimum lot width requirements of	10% of total lot area up to a maximum building size of 1200 s.f. R-2 zoned lots are still	1500 s.f.	No height limitation but the roof slope (pitch) of accessory buildings shall closely match, but not exceed, the roof	Front setback—Per subsection 90-831(b)(1) except that the accessory building shall not be located between the minimum required front setback and the

that zone.	permitted to have a 900 s.f. building if the lot is equal to or less than 9,000 s.f.		slope of the principle structure.	principal building. Side and rear—Min. of 10 ft. for buildings higher than 14 ft.
R-S, R-R	1200 s.f.	1500 s.f.	18' w/12' sidewall	Front setback—Per subsection 90-831(b)(1) Side and rear setback are a minimum of the height of the accessory building.

2. For buildings accessory to active farm operations, no maximum building size shall apply. Such accessory buildings shall comply with all required building setbacks.
3. A lot shall not contain more than two detached accessory buildings.
4. Carports and detached garages for multiple family and senior housing are exempt from the requirements of section 90-831(d)(1) and (3) except that the carport and detached garage must comply with the height and setback requirements of these sections.

SECTION II.

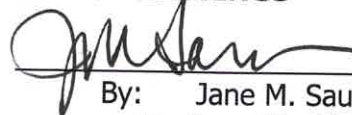
This ordinance shall become effective upon its adoption and publication as provided by City Charter.

Moved by Member Redman, with support by Jarvis, that **Ordinance No. 593** be adopted as read.

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

Adoption Date: November 23, 2020
 Effective Date: November 27, 2020
 First Reading: November 09, 2020
 Second Reading: November 23, 2020

CITY OF HASTINGS



By: Jane M. 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 City Council of the City of Hastings, at a regular meeting of the City Council on the day of 2020, at which meeting a quorum was present and remained throughout, and that the original of said Ordinance is on