

ORDINANCE NO. 561

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

As recommended by the Planning Commission on October 1, 2018

THE CITY OF HASTINGS ORDAINS:

Chapter 90 of the Hastings Code of 1970 is hereby amended to **AMEND** Sec. 90-1. – Definitions; Sec. 90-313 – R-2 District (Special uses); Sec. 90-338 – R-D District (Special uses); Sec. 90-393 – A-1 District (Special uses); Sec. 90-453 – A-O District (Special uses); Sec. 90-494 – B-3 District (Special uses); and Sec. 90-503 – B-4 District (Special uses); and **ADD** Sec. 90-1092. – ‘Transitional or Emergency Housing’, to read as follows:

Section 90-1. - Definitions

Transitional or Emergency Housing means a residential facility operated by a government agency or private nonprofit organization which provides temporary accommodations and on-site management for homeless persons or families, or other individuals requiring interim housing arrangements. This type of group living consists of time-limited housing (24 months or less) and services aimed at helping residents to live more independently.

Section 90-313 – Special uses. (R-2 One-Family Residential District)

(16) Transitional or Emergency Housing

Section 90-338 – Special uses. (R-D Duplex Apartment District)

(16) Transitional or Emergency Housing

Section 90-393 – Special uses. (A-1 Apartment District)

(14) Transitional or Emergency Housing

Section 90-453 – Special uses. (A-O Apartment and Office District)

- (14) Transitional or Emergency Housing

Section 90-494 – Special uses. (B-3 Downtown Edge District)

- (3) Transitional or Emergency Housing, when located within a single-family detached dwelling existing as of (*date of adoption*).

Section 90-503 – Special uses. (B-4 West Business District)

- (2) Transitional or Emergency Housing, when located within a single-family detached dwelling existing as of (*date of adoption*).

Section 90-1092 – Transitional or Emergency Housing

- a) Single-family detached dwellings may be used for transitional or emergency housing when occupied by an on-site manager and may house up to six transitional persons (adults and children).
- b) A transitional or emergency house shall be considered relative to its proximity to any other transitional or emergency house, public or private school, residential rehabilitation facility, adult day care center, family or group childcare home, or small or large adult foster care facility. A separation of at least 1500 feet as measured between property lines is recommended.
- c) Rooms used for sleeping accommodations shall have a maximum of two occupants.
- d) Rooms used for sleeping accommodations shall be a minimum size of 100 square feet.
- e) The common living area shall be a minimum of 450 square feet or 20 percent of the total dwelling unit floor area, whichever is greater.
- f) Parking shall be provided to satisfy demonstrated average parking demands and shall be located on site. The location and design of the parking area shall preserve the residential character of the area.

- g) A transitional or emergency house shall maintain the appearance of a single-family dwelling with no exterior modifications made to accommodate or identify the emergency/transitional residence use.
 - h) Approval by the building inspector is required prior to occupancy of the dwelling. Thereafter, the building inspector shall conduct an annual compliance inspection.
 - i) The use of the dwelling shall not, in the judgment of the Planning Commission, be detrimental to adjacent land uses and the immediate neighborhood.
 - j) The Planning Commission may place conditions on the operation of the use in order to mitigate any adverse effects on nearby residents and to maintain the residential quality of the neighborhood.
 - k) The Planning Commission reserves the right to review on-site management schedules and require up to 24-hour supervision by staff employed by the non-profit or governmental agency operating the facility.
 - l) The management operating the facility must maintain non-profit or governmental status as a requirement of the special land use.
 - m) A site plan prepared in accordance with the requirements of Article IV need not be provided. However, the applicant shall provide information on the number of people proposed to occupy the dwelling at any one time. Drawings shall also be submitted illustrating the floor plan of the house and the layout of the property, including the location of all buildings and off street parking areas.
 - n) Any application submitted under this Section for a special land use permit and any site plans related thereto shall be submitted to the Police and Fire Departments for review and comment.
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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.

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

Moved by Member McNabb-Stange, with support by Member Smith, that **Ordinance No. 561** be adopted as read.

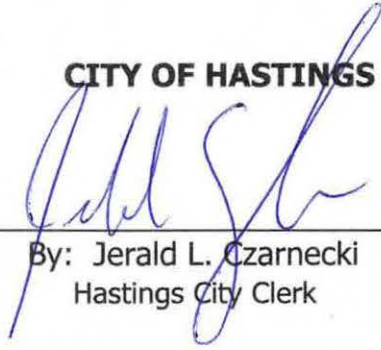
YEAS: Bowers, Cusack, Jarvis, Maupin-Moore, McNabb-Stange, Redman, Resseguie, and Smith.

NAYS: Tossava.

ABSENT: None.

Adoption Date: October 22, 2018
Effective Date: October 26, 2018
First Reading: October 08, 2018
Second Reading: October 22, 2018

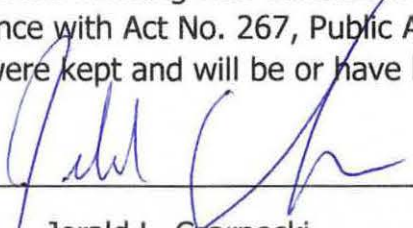
CITY OF HASTINGS



By: Jerald L. Czarnecki
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 22nd of October 2018 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.



Jerald L. Czarnecki
Hastings City Clerk