

VILLAGE OF CASS CITY

ORDINANCE NO. 193

**AN ORDINANCE TO AMEND VILLAGE OF CASS CITY MUNICIPAL CODE
CHAPTER 46, ZONING,
ARTICLE 3.12, ADJACENT NEIGHORHOODS, ADDITIONAL STANDARDS**

THE VILLAGE OF CASS CITY HEREBY ORDAINS:

Chapter 46: ZONING

ARTICLE 3.12, ADJACENT NEIGHORHOODS, ADDITIONAL STANDARDS

Section 1: As used in this ordinance, the following definitions shall apply:

ADJACENT NEIGHBORHOODS means single and multiple household dwellings adjacent to the main street corridor, providing a mix of townhouses, duplexes, triplexes, and fourplexes as well as small apartment buildings.

Section 2: RA 2 Adjacent Neighborhoods

A. Purpose and Intent

Adjacent Neighborhoods are intended to increase the population density of the half blocks immediately behind the main street alleys, which are within easy walking distance of Main Street, as well as creating a transition from the Main Street Business District to the Single-Household residential districts. There are two half blocks, one whose frontage is along Pine Street and one whose frontage is along Church Street, providing ample development opportunities for both single household residences, in the form of townhouses, duplexes, triplexes, fourplexes, and small apartment buildings.

B. Permitted Uses

1. Home Occupation
2. Artisanal Production
3. Bed and Breakfast
4. Publicly owned and operated parks, libraries, parkways and recreational facilities
5. State licensed residential facilities
6. Accessory buildings and uses

Section 3.12 Adjacent Neighborhoods Additional Standards

A. Adjacent Neighborhoods may include the following:

1. Single household units, townhouses, duplexes, triplexes, fourplexes, and Small Apartment Buildings.
2. Frontage for all building types shall align with each other.
3. There shall be no driveways, or off-street parking along the frontage of the adjacent neighborhoods.
4. One parking space per single household unit is to be located in the rear of the buildings, with access to parking from the adjacent alleyways.
5. Small apartment buildings shall contain no more than the number of units that can comfortably fit apartments of no less than 375 square feet, on three floors, or on two floors when the building is on a corner lot containing a retail business on the ground floor.
6. Corner apartment building shall have front entrances, and rear entrances. In case of a corner apartment building with a retail business on the ground floor, the entrance to the apartments must be separate from the retail entrance; either of which can be on the front or side of the building.
7. One parking space per apartment is to be in the rear of the small apartment building(s).
8. Home occupations are allowed without onsite retail business outlets.
9. Townhouses, and rowhouses, shall have one entrance on the front of the building, and one on the rear of each building.
10. Duplexes, triplexes, and fourplexes shall have one entrance for each unit on the front and rear of the building.
11. All principal building frontages shall be constructed with materials, architectural details, and colors which reflect the historic appearance of the surrounding businesses and neighborhood districts.

12. Street trees and sidewalks, at least six feet in width, shall be required.

This ordinance shall take effect 30 days from and after approval and publication in a newspaper of general circulation, by the Village of Cass City.

At a Regular Meeting of the Village of Cass City Council on the 25th day of April 2022,

A MOTION TO ADOPT VILLAGE OF CASS CITY, MI PROPOSED ORDINANCE #193, "AN ORDINANCE TO AMEND VILLAGE OF CASS CITY MUNICIPAL CODE CHAPTER 42, ARTICLE 3.12, ADJACENT NEIGHORHOODS, ADDITIONAL STANDARDS,

Was offered by Leeson, and supported by Herron,

Ayes: Ball, Hartzell, Herron, Kirn, Leeson, Piaskowski, Delamarter Nays: None

Resolution: Approved

Dan Delamarter

Nanette Walsh

President, Village of Cass City

Clerk/Treasurer, Village of Cass City