

VILLAGE OF SARANAC, COUNTY OF IONIA, STATE OF MICHIGAN

ORDINANCE NO. _____

An Ordinance to Amend the Zoning Ordinance of the Village of Saranac to Allow Dwelling Units in the CBD Zoning District as a Permitted Use and to Delete the Current Special Land Use Requirement for Such Uses.

*For Review by the Saranac Planning Commission
At a Public Hearing
March 4, 2020*

THE VILLAGE OF SARANAC ORDAINS:

SECTION 1. The Village of Saranac Zoning Ordinance is hereby amended to add Section 30.11.01.N, to read as follows:

Sec. 30.11.01.N Dwelling units are permitted as an accessory use within a building containing a principal use permitted within the CBD Zoning District according to the following requirements:

- A. A dwelling unit or dwelling units may be located in an existing building on the first floor or on upper story floors but shall not be located in a basement.
- B. Direct access to dwelling units shall be provided by a doorway located on the outside of the building, which is separate from the doorway used to access the non-residential use operating on the first floor. Direct access to the non-residential portion of the building from the dwelling unit, however, may be permitted if such access is granted to the resident of the dwelling unit by the business operator or if the resident is the same as the business operator. Written evidence of this permission must be provided to the Zoning Administrator as part of an application for the dwelling unit if the resident is different from the business operator.
- C. Each dwelling unit shall contain the following minimum square footage:
 - 1. One bedroom or efficiency unit: 400 square feet.
 - 2. Two or more bedrooms: 550 sq. ft. plus 100 more square feet for each bedroom above two.
- D. Dwelling units located on the first floor shall not occupy more than 50 percent of the gross floor area of the first floor, shall be located at the rear of the building and shall not be visible from the street.
- E. One parking space shall be provided for each dwelling unit. These spaces may be provided on site, in a Village operated parking lot or on another permissible site within the Village. Evidence of this parking must be provided to the Zoning Administrator as part of an application for the dwelling unit.
- F. Prior to establishing a dwelling unit in a building containing a principal use, approval must be obtained from the Zoning Administrator to determine compliance with the requirements of this section.

G. A building permit shall be obtained from the Ionia County Building Department in order to establish a dwelling unit in accordance with this section.

SECTION 2. Section 30.11.02.K which states: “Residential uses located at the second story level” is hereby deleted.

SECTION 3. Severability. Should any portion of this Ordinance /ordinance amendment be declared by a court of competent jurisdiction to be invalid or unconstitutional, that shall not affect the balance of this Ordinance/ordinance amendment, which shall remain in full force and effect.

SECTION 4. Effective Date. This Ordinance amendment shall become effective seven days after its publication or seven days after the publication of a summary of its provisions in a local newspaper of general circulation.

The aforesaid Ordinance was considered by the Saranac Village Council on _____ and a vote held thereon.

YEAS:

NAYS:

ABSENT:

ORDINANCE DECLARED ADOPTED.

Village President

Village Clerk

CERTIFICATION

I, Becky Straubel, being the Treasurer/Deputy Clerk of the Village of Saranac do hereby certify that the foregoing is a true and correct copy of the Village of Saranac Ordinance NO. _____, passed on the _____ day of _____, 2020

Further, I certify I caused the same to be published in the Sentinel-Standard, Ionia, Michigan, within 15 days after adoption by the Village Council of the Village of Saranac, pursuant to the Village of Saranac Charter.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this _____ day of _____, 2020.

Date: _____

Village Treasurer/Deputy Clerk