

Proposed changes to the St. Ignace Zoning Code, Chapter 38

CD 38:10.1 Article II ADMINISTRATION AND ENFORCEMENT

DIVISION 1. GENERALLY

Sec. 38-31

This section describes the requirements for building permits, refers to construction regulations “ showing that the construction proposed is in compliance with the provisions of this chapter, and with the single state construction code or other building regulations now in effect or hereafter adopted.”

No changes required

page CD 38:13

ARTICLE III. DISTRICT REGULATIONS

DIVISION I. GENERALLY

No changes required

DIVISION 2. R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT

page CD38:16

Sec. 38-122 Floor space area and volume

(2) Delete current language, **change to: Floor space and area shall be in compliance with current State of Michigan Residential Code.**

Page 38:17

Sec. 38-128 Lot coverage

No lot in the R-1 District shall be occupied by buildings to an extend greater than 25% of the total lot area.

change to 35%

DIVISION 3. R-2 TWO-FAMILY RESIDENTIAL DISTRICT

Sec. 38-151 Description of District; permitted uses

(2) Two-family dwellings.

Page 38:18

Sec. 38-152. Floor Space area and volume.

(2) change “a minimum total floor area of 800 square feet” to **Floor space and area shall be in compliance with current State of Michigan Residential Code.**

(4) change A two-family dwelling unit **Floor space and area shall be in compliance with current State of Michigan Residential Code.**

page 38:19

Sec. 38-159. Rear dwellings prohibited **Delete this section**

page CD38:19

DIVISION 4. R-3 MIXED RESIDENTIAL DISTRICT

Sec. 39-181. Description of district; permitted uses.

(2) Multifamily dwelling. All multi-family dwellings **Floor space and area shall be in compliance with current State of Michigan Building Code.**

Sec 38-182. Floor space area and volume

Delete (2), (3), (4) replace with **Floor space and area of one-family, two-family and multi-family dwellings shall be in compliance with current State of Michigan Building Code.**

CD 38:21

DIVISION 5. R-4 MOBILE HOME PARK DISTRICT

this division refers to compliance with Michigan Public Act No. 96 of 1987. Leave as is except for any needed updates refer to changes made by the State of Michigan

DIVISION 6. CBD CENTRAL BUSINESS DISTRICT

page CD38:22

(16) refers to sec. 38-182, which refers to 38-152, which is R2

Delete “The number of units allowed shall be in accordance with section 38-182 and”,

leave “shall comply with the single state construction code”, or change the wording to **Floor space and area shall be in compliance with current State of Michigan Residential Code, or State of Michigan Building Code, whichever is appropriate.**

CD38:3 (d) Construction. “Construction shall comply with **current State of Michigan Residential Code, or State of Michigan Building Code, whichever is appropriate.**”

page CD 38:23

DIVISION 7. GBD GENERAL BUSINESS DISTRICT

(10) Dwelling units are allowed... The number of units **Delete: “allowed shall be in accordance with section 38-182 and shall comply with the single state construction code.”**
ADD “and floor space area shall be in compliance with current State of Michigan Residential Code, or State of Michigan Building Code, whichever is appropriate.”

page 38:24

DIVISION 8. TBD TOURIST BUSINESS DISTRICT

DELETE (10) (13), (14) REPLACE WITH “Number of units, floor space and area for residential residential dwellings shall be in compliance with current State of Michigan Residential Code, or State of Michigan Building Code, whichever is appropriate.”

page CD38:27

ARTICLE IV. SUPPLEMENTARY REGULATIONS

SEC. 28-351

DELETE ‘, except said conversion is not allowed in the R-1 district’

page 38:28

Sec. 38-359. Non-family dwellings, one or two units (houses or duplexes) boarding houses, shared houses, group houses.

In paragraph 1, **delete** “with a minimum of seven-foot-six-inch ceiling height and must provide no less than 240 square feet in R2, etc. ...and no less than 200 gross square feet per occupant in the tourist business district.”

Replace with “In all non-family dwellings, number of units, floor space and area for residential dwellings shall be in compliance with current State of Michigan Residential Code, State of Michigan Building Code, or International Property Maintenance Code, whichever is appropriate.”

Sec. 38-360 Non-family dwellings, three or more units (apartments).

delete “Non-family dwellings... in the tourist business district.” (the entire first sentence)

replace with “Number of units, floor space and area in non-family dwellings for three or more persons shall be in compliance with current State of Michigan Building Code, or International Property Maintenance Code, whichever is appropriate.”

leave the second sentence regarding distance between allowed non-family dwellings in the TBD.

Proposed changes to Chapter 6 Buildings and Building Regulations
page CD6:1 - 6:11

Needs update.

Chapter 6 needs to refer to all types of building and building maintenance. The current version refers back to Michigan Law, but to old ones (1972, 1986, 2003). There is a state law reference below the Editor’s note at the bottom of the page

Michigan Building Code this is for new construction, additions, and some alterations.

Michigan Residential Code this is for new construction, additions, and some alterations.

International Property Maintenance Code this is for existing non-family properties

“Single State Construction Code” no longer appropriate.

Consider this change- Chapter 6,

ARTICLE II, section 6-31,

“Pursuant to section 8b(6)...1986 PA 54.

ADD “*The City shall administer and enforce all subsequent updates, revisions and corrections to these statutes passed by Michigan Legislature and signed into law by the Governor of Michigan.*”

ARTICLE III, section 6-61,

“The International Property Maintenance Code, 2003 edition”

ADD: “*and any subsequent editions adopted by the State of Michigan*” ...is hereby adopted...