

Changes to the St. Ignace Zoning Code, Chapter 38

Introductory information. Add to **Sec 6-62. Additions, insertions and changes.**

**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.

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 extent 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”,**

change 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 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

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...**

Chapter 6

Page CD6:4 sec 6-63

(b) exceptions

(2) Delete "Transient rental dwelling units such as hotels, motels and bed and breakfast.;  
change to "Transient rental units in hotels and motels"

(1)b. Change “six” to “three”

(2)“Housing maintenance certificates shall be for a period of three years from the date of issuance unless otherwise revoked, and may be renewed upon compliance with the International Property Maintenance Code for successive periods of three years. Inspections shall only be required when adding a new rental or upon valid complaint.

38-363 (leave as is)

“All rental dwellings in the city must be registered and certified by the owner to be in compliance with all city ordinances, all Michigan Code regulations, including chapter 6 buildings and building regulations and chapter 38 zoning. Registration and certification of a rental unit shall occur yearly. The property owner shall re-register and certify each rental dwelling with the city 30 calendar days prior to the expiration of the registration of the rental dwelling.

Registration fees will be set and updated as needed by city council.

Inspection will assure compliance with city ordinances relating to building codes and zoning ordinances.

All non-transient rental dwellings shall be inspected by the designated city official **at least once every three years**. Prior to conducting inspections of currently occupied rental dwellings the city may issue a temporary certificate of compliance. The inspection shall not, however, eliminate the owner's responsibility to register and certify such rental dwellings every year. Nothing in this section shall preclude the inspection of any rental dwelling more frequently than...”

Introduced: 1/10/22

Adopted: 2/21/22

Effective: 3/3/22