

CITY OF NORTON SHORES
COUNTY OF MUSKEGON
STATE OF MICHIGAN

AN ORDINANCE TO AMEND ARTICLE III DISTRICT REGULATIONS
AND ARTICLE IV SUPPLEMENTAL REGULATIONS
OF CHAPTER 48 OF THE CODE OF ORDINANCES

Ordinance No. 735

THE CITY OF NORTON SHORES HEREBY ORDAINS:

Section 1: Purpose: The purpose of this ordinance is to amend the permitted principal use provisions of the R-1, R-2, R-3, R-4, R-5 and CR-6 districts of the Zoning Ordinance to allow as a permitted use parcels that contain two (2) single family residential structures in certain circumstances.

Section 2: That Section 48-314 of Article III entitled **Principal Uses** is hereby amended to include the following new subsection (5):

(5) Parcels containing two (2) single-family residential structures at the time of this Ordinance amendment adoption as defined in Article VIII, Section 48-1162.

Section 3: That Section 48-335 of Article III entitled **Principal Uses** is hereby amended to include the following new subsection (5):

(5) Parcels containing two (2) single-family residential structures at the time of this Ordinance amendment adoption as defined in Article VIII, Section 48-1162.

Section 4: That Section 48-362 of Article III entitled **Principal Uses** is hereby amended to include the following new subsection (4):

(4) Parcels containing two (2) single-family residential structures at the time of this Ordinance amendment adoption as defined in Article VIII, Section 48-1162.

Section 5: That Section 48-850 **Rear Dwellings** is hereby amended to add to the text language as follows:

Except for parcels referred to in Sections 48-314(5), 48-335(5) and 48-362(4)...

Section 6: That Article VIII entitled Specific Land Conditions is hereby amended to include the following new subsection **48-1162**:

Sec. 48-1162. Parcels containing two (2) detached single family structures.

The provisions of this section apply to parcels zoned R-1, R-2, R-3, R-4, R-5, and CR-6 which contain two (2) detached, single family principal structures at the time of this chapter's adoption. When one of the principal structures is destroyed or removed from the premises, the following standards shall apply to the replacement of this structure:

- a. The replacement principal structure will meet all setback, height and lot coverage requirements of the corresponding zoned district as defined in Article III, Division 19. Schedule of Regulations.*
- b. The replacement principal structure shall not exceed by more than 10% the first floor area of the previous principal structure.*
- c. There shall be provided for each new replacement principal structure an unoccupied, unobstructed 25-foot recorded easement or right-of-way granting right of ingress and egress for public vehicles and/or public utilities.*

Section 7. Severability: Should any part of this ordinance be held invalid by a Court of Competent Jurisdiction, the remaining parts shall be severable and shall continue in full force and effect.

Section 8. Ordinance Repeal: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 9. Effective Date: This ordinance shall be effective upon adoption and publication.

Lynne A. Fuller, City Clerk

Introduced: June 21, 2011

Adopted: July 5, 2011

Published: July 12, 2011