

**CITY OF CORUNNA
ORDINANCE NO. 08-05**

AN ORDINANCE TO AMEND CHAPTER 86 – ZONING – ARTICLE XI. SCHEDULE OF REGULATIONS (Section 86-301, Height, bulk, density and area requirements) AND ARTICLE XII. COMPREHENSIVE REGULATIONS (Section 86-336. Accessory buildings and structures).

THE CITY OF CORUNNA ORDAINS:

AMENDMENTS TO CHAPTER 86, SECTION 86-301 (Schedule of Regulations), OF THE CITY CODE OF THE CITY OF CORUNNA, MICHIGAN, shall be as follows:

ARTICLE XI. SCHEDULE OF REGULATIONS

Sec. 86-301. Height, bulk, density and area requirements.

The following regulations regarding lot sizes, yards, setbacks, building heights and densities, including the regulations contained in the footnotes to the table, apply within the zoning districts indicated. No building shall be erected, nor shall an existing building be altered, enlarged or rebuilt, nor shall any open spaces surrounding any building be encroached upon or reduced in any manner, except in conformity with the regulations established by this section for the district in which such building is located. No portion of a lot used in complying with the provisions of this chapter for yards, courts, lot area or occupancy, in connection with an existing or projected building or structure, shall again be used to qualify or justify any other building or structure existing or intended to exist at the same time.

TABLE INSET:

Zoning District	Minimum Size per Zoning Lot (a)		Maximum Building Height		Maximum Building Lot Coverage (percent)	Minimum Yard Setback Requirements per Zoning Lot (feet) (b)			Minimum Livable Floor Area per Unit (square feet)	Maximum Building Density (units per acre)	Minimum Building Density (units per acre)
	Area (square feet)	Width (feet)	Stories	Feet		Front	Each Side	Rear			
R-C, recreation/conservation	43,560	150	2.5	35	15	50	50	50	--	—	2.0
R-A, one-family residential	7,500	75*	2.5	35	25	25 (b)	10 (b), (c)	30 (b)	1,200	5.8	2.0
R-O, residential/office	7,500	75*	2.5	35	25	25 (b)	10 (b), (c)	30 (b)	1,200	5.8	2.0
RM, multiple-family residential	20,000	200	2.5	35	25	50 (e)	30 (e), (j)	30 (c)	--	—	2.0
C-1, central business district	--	--	3.0	40	--	(f)	(j)	(h)	--	—	—
C-2, service/business	--	--	2.5	35	--	25 (f)	(g), (j), (i)	25 (h), (i)	--	—	—

C-3, general business	--	--	3.0	40	--	30 (f)	(g), (j), (i)	25 (h), (i)	--	—	—
I, industrial	87,120	150	--	45	--	50 (k)	25 (j), (i)	25 (l), (m)	--	—	—

* No building shall be erected on a RA or RO zoned lot unless the lot fronts no less than 80 percent of its full width, upon a street or road that has been dedicated to the public.

AMENDMENTS TO CHAPTER 86, SECTION 86-336 (Accessory buildings and structures), OF THE CITY CODE OF THE CITY OF CORUNNA, MICHIGAN, shall be as follows:

Sec. 86-336. Accessory buildings and structures.

Accessory buildings or structures, except as otherwise permitted in this chapter, shall be subject to the following regulations:

- (1) Where the accessory building is structurally attached to a main building it shall be subject to, and must conform to, all regulations of this chapter applicable to the main building.
- (2) Accessory buildings and structures shall not be erected ~~in any side yard or in any front yard.~~ **in any front yard (except as provided under #6 of this section) and may be erected within a side yard or rear yard upon meeting all the required provisions of this chapter.**

(3) RA (Single family) and RO (Residential Office) accessory building regulations:

a) **Rear yard accessory building:*** An accessory building or portion thereof may occupy a portion of the required rear yard setback, however, the total area occupied in such required rear yard setback shall not exceed 25% of the required rear yard setback. At no time may the combined square footage of all accessory buildings within the rear yard exceed 25% of the total rear yard. A maximum of three accessory buildings is allowed in the rear yard. Accessory buildings located within a rear yard shall not be located closer than three feet

to any side or rear lot line. No rear yard accessory building shall exceed 23 feet in height as measured from grade level to the middle of the roof trusses. No one accessory building in the rear yard shall exceed 2500 square feet on the main floor. ~~shall not occupy more than 25 percent of a required rear yard.~~

b) **Side yard accessory buildings:*** An accessory building may be located within a side yard under the following provisions; such accessory building must be located a minimum of 10 feet from the lot line. The height of such accessory building shall be the lessor of the total height of the principal structure or a maximum of 23' measured from grade level to the middle of the roof trusses. No sidewalls shall exceed a height of 10' per floor. A minimal roof pitch of 4/12 is required. A maximum of one (1) accessory building over 200 square feet and one (1) accessory building under 200 square feet is allowed within the side yard. No one accessory building in the side yard shall exceed 2500 square feet on the main floor.

(4) No detached accessory building shall be located closer than ten feet to any main building. ~~nor shall any accessory building or structure be located closer than three feet to any side or rear lot line.~~

(5) ~~Height of accessory buildings.~~

~~a. Detached accessory buildings and structures in residential districts.—~~

~~1. A detached accessory building or structure shall not exceed one story or 15 feet in height.~~

~~2. The vertical exterior surface of a building, not forming part of the roof, shall not exceed a height of nine feet, measured from grade to the top plate of the wall.~~

~~b. (5) Detached accessory buildings and structures in nonresidential and RM (multi-family) districts. Detached accessory buildings or structures in all nonresidential and multifamily districts may be constructed to equal the permitted maximum building height in such districts, subject to the planning commission board of zoning appeals review and approval. if the building or structure exceeds one story or 15 feet in height.~~

(6) **Corner Lot Accessory buildings: When property is located on a corner lot which by definition would contain two front lots, an accessory building may occupy the front yard that does not contain the front of the house, however, such accessory building must maintain a minimal setback of 25' from the edge of the road right-of-way.** ~~When an accessory building is located on a corner lot, the lot line of which is substantially a continuation of the front lot line of the lot to its rear, the building shall not project beyond the front yard setback required on the lot to the rear of such corner lot.~~

~~(7) When an accessory building in excess of 150 square feet in any residence, business or office district is intended for other than the storage of private vehicles, the accessory use shall be subject to the approval of the board of zoning appeals.~~

~~(8) Household animal enclosures, dog runs, central air conditioning units, heat pumps and other mechanical system components that could or are likely to produce noise, odors and other nuisances shall not be located adjacent to an adjoining property owner's sleeping area where windows or doors on the adjacent property would be exposed to the nuisance.~~

***Rear and side yard defined under Section 86-2 "Yards".**

Conflicting Ordinances Repealed.

All Ordinances previously adopted and incorporated in the Code of the City of Corunna, Michigan, through codification procedures, or any existing Ordinances that are inconsistent with the provision of this Ordinance are hereby repealed, and in the case of inconsistencies, to the extent of such inconsistency, are hereby repealed.

Copies Available.

This Ordinance may be purchased or inspected in the City Clerk's Offices, Monday through Friday, between the hours of 9:00 a.m. and 4:30 p.m.

Effective Date.

This Ordinance shall take effect pursuant to the Corunna City Charter, immediately upon publication hereof.

DATE OF PASSAGE: September 15, 2008
DATE OF PUBLICATION: September 19, 2008
EFFECTIVE DATE: September 19, 2008

CITY OF CORUNNA

BY: _____
Charles Kerridge
ITS: MAYOR

BY: _____
Nichole L. Cowdrey
ITS: CLERK

STATE OF MICHIGAN }
 }ss.
COUNTY OF SHIAWASSEE}

I, Nichole L. Cowdrey, being Clerk of the City of Corunna, do hereby certify that the foregoing is a true and accurate copy of the City of Corunna **ORDINANCE NO. 08-05 passed on the 15 day of September, A.D., 2008.** Further, I certify that I caused the same to be published in the Argus Press newspaper, Owosso, MI, within seven (15) days after adoption by the Corunna City Council, Corunna, Michigan.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of September, A.D., 2008.

Nichole L. Cowdrey
Corunna City Clerk