

**VILLAGE OF SARANAC, COUNTY OF IONIA, STATE OF MICHIGAN**

**ORDINANCE NO 107**

**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, to Allow Existing Dwelling Units to Continue and to Delete the Current Special Land Use Requirement for Such Uses.**

**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 to be established only as an accessory use within a building containing a principal use as 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 a dwelling unit shall be provided by an interior or exterior entrance which is separate from the entrance(s) which provide access to the non-residential use operating on the first floor. The entrance to the dwelling unit may face upon the public street.
- C. If the occupant of the dwelling unit is also the owner or operator of the non-residential use a separate entrance need not be provided for the dwelling unit.
- D. 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.
- E. Dwelling units located on the first floor of the building containing the principal use shall not occupy more than 50 percent of the gross floor area of the first floor, shall not face upon the public street and shall not be visible from the street.
- F. One off-street parking space is required to be provided for each dwelling unit. This off-street space may be provided on site or on another private off-street site within the Village. Evidence of this off-street parking space must be provided to the Zoning Administrator as part of an application for the dwelling unit.
- G. 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.
- H. A building permit shall be obtained from the Ionia County Building Department in order to establish a dwelling unit in accordance with this section.

- I. A dwelling unit which is authorized under this Section may continue to be used as a dwelling unit in the event that the principal use in the same building ceases to operate and is not re-established.
- J. A dwelling unit which exists as of the effective date of this Section, whether in a building that does or does not contain a principal use, shall be considered a conforming use and may continue to be used as a dwelling unit provided the unit complies with the Ionia County Building Code. The dwelling may continue to be used as a dwelling unit in the event that the principal use in the same building ceases to operate and is not re-established.

**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 September 14, 2020 and a vote held thereon.

YEAS: Doll, Hooper, Mulnix, Simmons, Whorley, Darby  
NAYS: None  
ABSENT: Klutman

ORDINANCE DECLARED ADOPTED.

Sharon L. Darby

Sharon Darby, Village President

Becky Straubel

Becky Straubel, Village Treasurer/Deputy 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 107, passed on the 14<sup>th</sup> day of September, 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 14<sup>th</sup> day of September, 2020.

Date: 9/14/20

Becky Straubel

Becky Straubel, Village Treasurer/Deputy Clerk