

ORDINANCE NO. 07-03

AN ORDINANCE TO AMEND THE CODE OF THE CITY OF CORUNNA, MICHIGAN, CHAPTER 86 – SECTION 86-2 (DEFINITIONS AND RULES OF CONSTRUCTION), SECTION 86-301 (HEIGHT, BULK, DENSITY AND AREA REQUIREMENTS), SECTION 86-332 (BUILDING REGULATIONS – (E) FRONTAGE ON PUBLIC STREETS AND (F) NUMBER OF BUILDINGS ON LOT) AND SECTION 86-427 (PORCHES PROJECTING INTO FRONT YARD).

THE CITY OF CORUNNA, MICHIGAN ORDAINS:

SECTION 1

SECTION 86-2 – DEFINITIONS AND RULES OF CONSTRUCTION shall be changed to read as follows:

*Principal use or Principal Structure* in the RA or RO zoned district means the main use or **main** structure to which the premises are devoted and the principal purpose for which the premises

SECTION 2

SECTION 86-332 (E) AND (F) shall be changed to add the following:

(e) *Frontage on public street.* 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. ~~Multifamily developments or commercial, office, or industrial centers needs not front each such structure within the development upon publicly dedicated streets or roads, provided that adequate interior vehicular circulation and access can be ensured in a site plan submitted for approval to the city.~~

(f) *Number of buildings on lot.* In all districts, only one principal building shall be placed on a single lot of record, except as ~~provided by subsection (e) of this section.~~ **more than one principal structure may be allowed within the RM, C-1, C-2 C-3, RC, and I district provided that adequate interior vehicular circulation to ensure public safety, and that appropriate access can be assured in a site plan submitted to and approved by the Planning Commission.**

SECTION 3

SECTION 86-301 (HEIGHT, BULK, DENSITY AND AREA REQUIREMENTS) shall be changed as follows:

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	--	--	20
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.**

SECTION 4

SECTION 86-427. PORCHES PROJECTION INTO FRONT YARD shall be changed as follows:

**Sec. 86-427. Porches projecting into front yard.**

~~An open enclosed, or unenclosed, and uncovered porch or paved terrace may project into a front yard for a distance not exceeding ten feet, but this shall not be interpreted to include or permit fixed canopies.~~

**An open, covered, glass or screened in porch, or paved terrace may project into a front yard a distance not to exceed ten (10) feet excluding the necessary uncovered stairs, landing, or ramp. In no case shall such porch or terrace be nearer than ten (10) feet from the edge of the street right-of-way.**

SECTION 5. 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.

SECTION 6. 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.

SECTION 7. Effective Date.

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

DATE OF PASSAGE: November 19, 2007  
DATE OF PUBLICATION: November 30, 2007  
EFFECTIVE DATE: November 30, 2007

**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. 07-03 passed on the 19th day of November, A.D., 2007.** Further, I certify that I caused the same to be published in the Argus Press newspaper, Owosso, MI, within fifteen (15) days after adoption by the Corunna City Council, Corunna, Michigan.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of November, A.D., 2007.

---

Nichole L. Cowdrey  
Corunna City Clerk