

CITY OF HOUGHTON
Proposed
ORDINANCE 2017-284

AN ORDINANCE TO AMEND CHAPTER 98 OF THE CODE OF ORDINANCES, CITY OF HOUGHTON, MICHIGAN

THE CITY OF HOUGHTON ORDAINS:

- I. That Chapter 98, Article 3, Division I of the Houghton City Code is amended to read as follows:

DIVISION 1 – PARKING

Sec. 98-202. Residential Off-Street Parking Requirements.

In addition to the standards included in 98-201, off-street parking for residential uses shall be constructed in accordance with the following provisions:

1. Parking spaces shall be a minimum of 9 feet wide and 20 feet long.
2. Parking spaces shall have free and unobstructed access to the street consisting of a parking strip, parking bay, driveway, garage or a combination, and shall be located on the premises they are intended to serve. (See exception at 98-204).
3. Off-street parking shall not be permitted within a required front yard or a side yard setback unless in an approved driveway or as otherwise provided in this chapter, but is allowed in the rear yard setback. (See exception in 98-204).
4. Any parking area that is not on a hard surface shall have a definite separation from the non-parking area and have properly bedded surface aggregate. Rental properties shall remain subject to the hard-surface parking lot construction requirements of 98-204.
5. Any area once designated as required off-street parking or any existing off-street parking area shall not be changed to any other use unless it is on surplus parking area and/or until equal facilities are provided elsewhere.

98-204. Exceptions.

1. All uses and buildings, except lodging facilities, within the Downtown shall be exempt from the minimum parking space requirements listed in this Article, this area being defined as the central business district in the city's comprehensive land use plan.
2. In the R-2, R-3, and R-4 Residential Districts, for any change to the footprint or new construction, all parking must be provided for in the rear-yard or side-yard. No parking is permitted in the front yard. However, if there are existing physical characteristics of the property that present practical obstacles to rear-yard parking, the planning commission may either:
 - a. Reduce the front yard setback to 15 feet so that the parking can be provided in the rear yard; or
 - b. Allow off-street parking in the front yard which may include a portion of the required front-yard setback.

3. In the R-3 and R-4 Residential Districts, off-street parking lot construction on a lot which is not contiguous to the property for which the parking lot is used must meet the following standards:
 - a. The noncontiguous parking lot must be within 500 feet of the property for which the parking is used and must be under the same ownership. To ensure there is always adequate parking available, the owner of the properties must record with the Houghton County Register of Deeds a statement that no sale of either property will be made without a concurrent sale of the other property. The properties can only be divided with prior approval of the Houghton City Council.
 - b. There must be a 10 foot landscaped setback exclusive of access driveways on the front, back and side yards. Setbacks must be landscaped in accordance with 98-230. Parking lot surfaces must be in accordance with Chapter 14-148(8).
 - c. A site plan review is required for all non-contiguous parking.
 - d. Any use established under this subsection shall preserve and respect existing site amenities to the fullest; and any site work in the required front yards that will disturb grass lawns, scenic views, tree stands and/or shrubbery shall be subject to review by the board of appeals for approval or disapproval.

This Ordinance was enacted by the City Council of the City of Houghton, Houghton County, Michigan on the ____ day of _____, 2017. This Ordinance shall take effect on _____.

Robert Backon, Mayor

Ann Vollrath, Clerk