

## **NOTICE OF PUBLIC HEARING TO CONSIDER AN AMENDMENT TO THE CITY OF MORENCI ZONING ORDINANCE (Posted 11/21/2018)**

The Morenci Planning Commission will hold a public hearing on December 20, 2018, at the City of Morenci Offices, 118 Orchard Street, Morenci, MI 49256, at 7:10 p.m., local time, to consider an amendment to Chapter 22 of the Morenci Code of Ordinances as it pertains to the size regulations for a residential lot in the R-1 and R-2 zoning district.

Copies of the amendment are available for inspection at the office of the City Administrator / Clerk, 118 Orchard Street, Morenci, MI 49256, during normal City business hours, 8:00 a.m. to 6:00 p.m., Monday through Thursday, excluding City holidays. A copy of the proposed ordinance is also available at [www.CityofMorenci.org](http://www.CityofMorenci.org). Written comments concerning the proposed amendment may be submitted to the City Administrator / Clerk by first class mail or in person up to the meeting time.

Amendment to Chapter 22 of the City Code

An ordinance to amend Chapter 22 of the City Code of the City of Morenci to establish regulations for area, height, bulk, and placement for the R-1 and R-2 zoning district.

**CITY OF MORENCI, LENAWEE COUNTY, MICHIGAN, HEREBY ORDAINS:**

**Section 1. Amendment.**

Chapter 22 of the City of Morenci municipal code is amended to read the following:

**Sec. 22-79 – Schedule of regulations.**

<b>Residential Districts Schedule of Regulations</b>		
	<b>R – 1</b>	<b>R – 2</b>
<b>Maximum Height</b>		
Building height (feet)	35	35
Stories	3	3
<b>Lot Size (minimum unless otherwise noted)</b>		
Area (square feet)	7,500	7,500
Lot width (feet)	60	60
<b>Maximum Lot Coverage (includes all buildings in percent of lot area)</b>		
Buildings	30	30
<b>Setbacks (minimum unless otherwise noted)</b>		
Front (feet)	30	30
Side (least) (feet)	5	5
Side (total) (feet)	15	15
Rear (feet)	20	20
<b>Minimum Floor Area Per Dwelling Unit (a)</b>		
Minimum floor area per dwelling unit (square feet)	720	720

**Sec. 22-226. - Schedule.**

Zoning	Minimum Lot Size Per Dwelling Unit		Maximum Building Height		Maximum Coverage of Lot by All Buildings in Percent of Lot Area	Minimum Yard Setback in Feet <sup>a, b, c</sup>				Minimum Floor Area Per Dwelling Unit <sup>d</sup>
	Area in Sq. Ft.	Width in Feet	In Stories	In Feet		Front	Least One	Total Two	Rear	
AG, Agricultural D	43,560	150		80	20	50	20	35	35	960
R-1, One-family residential	7,500	60	3	35	30	<sup>30</sup> ; <sup>sup</sup> \sup;	5	15	20	720
R-2, One-family residential	7,500	60	3	35	30	<sup>30</sup> ; <sup>sup</sup> \sup;	5	15	20	720
RM, Multiple-family residential	<sup>e</sup>	-	3	35	30	50	25	50	50	<sup>f</sup>
C-1, Local commercial	-	-	3	35	-	30	<sup>g</sup>	<sup>g</sup>	<sup>h</sup>	-
C-2, Central business	-	-	3	35	-	-	<sup>g</sup>	<sup>g</sup>	<sup>h</sup>	-
C-3, General commercial	-	-	3	35	-	30	<sup>g</sup>	<sup>g</sup>	<sup>h</sup>	-
I-1, Industrial	-	-	3	35	-	50	20	40	50	-

I-2, Skyline Industrial	-	-	4	45	50	50	j	j	50	-
-------------------------	---	---	---	----	----	----	---	---	----	---

**Section 2. Repeal of Conflicting Provisions.**

All other City ordinances, City Council resolutions, and parts thereof that conflict with provisions of this Ordinance are hereby repealed and shall be of no further force or effect.

**Section 3. Severability.**

All sections, terms, provisions or clauses of this Ordinance shall be deemed independent and severable. Should a court of competent jurisdiction hold any section, term, provision or clause void or invalid, all remaining sections, terms, provisions and clauses not held void or invalid shall continue in full force and effect.

**Section 4. Publication and Effective Date.**

Publication of this ordinance shall be made by causing a true copy thereof to be inserted once in the State Line Observer, a newspaper circulating within the City of Morenci. This ordinance shall take effect immediate effect after it is published.

YEAS:

NAYS:

ABSENT:

Ordinance declared adopted on \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
 Jeffrey D. Bell, Mayor  
 City of Morenci

**CERTIFICATION OF ADOPTION AND PUBLICATION**

I, Michael S. Sessions, the City Clerk, certify that the foregoing ordinance was properly enacted by the City Council of the City of Morenci, Lenawee County, Michigan on \_\_\_\_\_, \_\_\_\_\_ and that it was published in the State Line Observer on \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
 Michael S. Sessions, City Clerk  
 City of Morenci