

## ORDINANCE 787

### AN ORDINANCE TO AMEND SECTION 60-154 OF THE ZONING ORDINANCE OF THE CITY OF ALMA TO PROHIBIT THE USE OF TRAILERS, TRAILER BOXES, BOATS, CAMPERS AND PICKUP TOPPERS AS ACCESSORY BUILDINGS

#### THE CITY OF ALMA ORDAINS:

**Section 1.** Section 60-154 is amended to read as follows:

#### **Accessory building provisions.**

Except as otherwise permitted in this chapter, accessory buildings and uses shall be subject to the following regulations:

- (1) Authorized accessory buildings may be erected as part of the principal building, be connected to the principal building by a roofed porch, patio, breezeway, or similar structure, or be completely detached from the principal building.
- (2) All accessory buildings shall meet front and side yard requirements, except where such accessory buildings are located completely to the rear of the principal building, in which case an accessory building may be located no nearer than five feet to any side or rear lot line.
- (3) On a corner lot in any residential district, no accessory building shall be located nearer to the side lot line than the side yard setback of the principal building on said lot. When the rear lot line forms a part or all of a side lot line of an adjacent lot, a garage shall be no nearer than five feet to the rear lot line.
- (4) An accessory building/structures shall not occupy more than 30 percent of the area of any rear yard.
- (5) In any residential district, private swimming pools are permitted as an accessory use, provided that they are accessory to a dwelling and are connected to adequate sanitary systems, and shall be subject to regulations contained in section 60-177.
- (6) No accessory building shall be built upon a lot or parcel unless and until a principal building is erected.
- (7) With the exception of wind energy conversion systems allowed as an accessory use in the R-3 Residential district, subject to the regulations set forth in section 60-186; accessory buildings within residential zoning districts shall not exceed 15 feet in height to mean roof level.
- (8) An accessory building shall not be located within a dedicated utility or drainage easement or right-of-way.
- (9) A trailer, trailer box, boat, camper or pickup topper shall not be used for storage or as an accessory building; and shall not be located nearer any property line than the applicable front, side, or rear setback.

**Section 2. Separability.** If any section, subsection, paragraph, sentence, clause, phrase or portion of this ordinance is, for any reason, held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

**Section 3. Ordinances Repealed.** All ordinances and/or parts of ordinances inconsistent with this ordinance are hereby repealed.

**Section 4. Effective Date.** This ordinance shall take effect and be in force 15 days from and after its enactment as provided by the City Charter.

Passed and approved by the City Commission of the City of Alma, Michigan, in regular session, held April 12, 2016.

We, the undersigned, Mayor and Clerk of the City of Alma, Michigan, do hereby certify that the above and foregoing Ordinance, known as Ordinance No. 787 of the City of Alma, Michigan, was introduced at a regular meeting of the City Commission, held on February 23, 2016 and was thereafter passed at a regular meeting on April 12, 2016, at least two weeks elapsing between the introduction and the enactment.

Dated at Alma, Michigan, this 12<sup>th</sup> day of April, 2016.

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Melvin Nyman, Mayor

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Sheila Letourneau, Clerk

I, the undersigned, City Clerk, DO HEREBY CERTIFY that the foregoing and above Ordinance No. 784 of the City of Alma, Michigan, is a true and compared copy of the original ordinance, now on file in my office, and of the whole thereof; that the same was published within 10 days from its adoption in the Morning Sun, a newspaper printed, published and circulated in the City of Alma, Michigan, and that the Affidavit of Publication thereof is now on file in my office and is a part of the original records pertaining to the adoption of the aforesaid ordinance.

I FURTHER CERTIFY that in accordance with the provisions of Section 5.3 and 5.5 of Chapter V of the Charter of Alma, Michigan, the foregoing ordinance shall take effect 15 days after its enactment as aforesaid.

Dated April 12, 2016 at Alma, Michigan \_\_\_\_\_  
Sheila Letourneau, City Clerk