

ORDINANCE NO. 373

CITY OF BESSEMER, MICHIGAN

Changed in section 6.3 Mixed Density Residential District (R-2)

Given the unique historical qualities of the R-2 district, after notice and public hearing the planning commission can review and accept site plans for accessory structures as noted below. This review and approval is also subject to the requirements of a variance, see section 2.24:

Accessory Structure – see Section 5.3 for general requirements				
Maximum Height in Feet	Minimum Setback from all lot lines			Maximum Size of the Sum of Square Footages of all Accessory Structures on Lot
	Front	Side	Rear	
18 ft	15 feet. Planning Commission can review and approve side setbacks between 10 and 15 feet.	6 feet. Planning Commission can review and approve side setbacks between 3-6 feet	10***	Not larger than building footprint of the principle dwelling unless lot is larger than 20,000 sq ft, then not more than 1.5 times the building footprint of the principle dwelling up to a lot of 40,000 sq ft, thereafter not more than 2 times the building footprint of the principle dwelling.
<p>***Accessory Structures may be located 5 feet from rear lot line if co-terminus with alley right-of-way if garage is perpendicular to the alley or 3 feet from rear lot line if co-terminus with alley right-of-way if garage is parallel to the alley.</p> <p>No accessory structure shall be closer than 15 feet from a principle structure. Planning Commission can review and approve distances less than 15 feet.</p>				

If working within the acceptable range, the Planning Commission can review and approve accessory structures if the accessory structures meet the following characteristics.

- It does not interfere with lines of sight
- The fire chief reviews and okays it for fire safety
- Snow removal/ water run-off will not impact the adjacent properties.
- The accessory structures setbacks are similar to other setbacks on the block.
- The site plan includes all the requirements as stated in Table 14-5-1
- The adjacent properties will not be negatively impacted in any other way.

- If the accessory structure is a garage, there is room for a car to park between the sidewalk and the garage

Changed in section 6.5 Corridor Mixed-Use District (C-2)

Given the unique historical qualities of the C-2 district, the planning commission can review and approve site plans for accessory structures as noted below. This review and approval is also subject to the requirements of a variance, see section 2.24:.

Accessory Structure – see Section 5.3 for general requirements				
Maximum Height in Feet	Minimum Setback from all lot lines			Maximum Size of the Sum of Square Footages of all Accessory Structures on Lot
	Front	Side	Rear	
18 ft residential, and not higher than the principle building for non-residential.	15 feet. Planning Commission can review and accept side setbacks between 10 and 15 feet.	6 feet. Planning Commission can review and accept side setbacks between 3-6 feet	10***	Not larger than the principle building.
***Accessory Structures may be located 5 feet from rear lot line if co-terminus with alley right-of-way if garage is perpendicular to the alley or 3 feet from rear lot line if co-terminus with alley right-of-way if garage is parallel to the alley				
No accessory structure shall be closer than 15 feet from a principle structure. Planning Commission can review and accept distances less than 15 feet.				

If working within the acceptable range, the Planning Commission can review and approve accessory structures if the accessory structures meet the following characteristics.

- It does not interfere with lines of sight
- The fire chief reviews and okays it for fire safety
- Snow removal/ water run-off will not impact the adjacent properties.
- The accessory structure setbacks are similar to other setbacks on the block.
- The site plan includes all the requirements as stated in Table 14-5-1
- The adjacent properties will not be negatively impacted in any other way.
- If the accessory structure is a garage, there is room for a car to park between the sidewalk and the garage

This ordinance becomes effective fifteen (15) days after the date of its enactment.

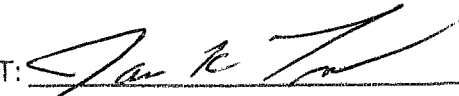
Ordained and Enacted into an Ordinance at a regular meeting of the City Council of the City of Bessemer this 16th day of December, 2019

First Reading: December 2, 2019

Public Hearing: December 16, 2019

Second Reading: December 16, 2019

Published: December 21, 2019

ATTEST: 
James K. Trudgeon, City Clerk