

ORDINANCE NO. 1230

CITY OF FERNDAL
OAKLAND COUNTY, MICHIGAN

AN ORDINANCE TO AMEND ARTICLE III., SECTION 24-43 TO THE ZONING ORDINANCE, ORDINANCE NO. 1087, OF THE FERNDAL CODE OF ORDINANCES.

THE CITY OF FERNDAL ORDAINS:

Part I.

The City of Ferndal Zoning Ordinance, being Ordinance No. 1087, Article III., Section 24-43 is amended as follows:

Sec. 24-43. - Schedule of regulations.

Residential Districts Schedule of Regulations				
	R-1	R-2	R-3 ^c	R-4
Maximum Height				
Building height (feet)	25	35	45	60
Lot Size (minimum unless otherwise noted)				
Area (square feet)	4,000	4,000	4,000	40,000
Lot width (feet)	40	35	33	70
Maximum Lot Coverage				
Buildings	35%	35%	70%	50%
Minimum open space	40	40	—	—

Maximum Density				
Units per acre	12	15	35	80
Setbacks (minimum unless otherwise noted)				
Front (feet)	25 ^a	25 ^a	Max 10 ^a	25
Side (least) (feet) ^d	5	5	5	20
Side (total) (feet) ^d	10	10	10	40
Rear (feet)	35 ^b	35 ^b	20	20

Notes:

- a. Where 50 percent or more of the frontage on the same block has been previously built upon, the front setback shall be plus or minus three feet from a line established by using the average depth of the front yards of the five adjacent lots in either direction within the same zoning district eliminating the greatest and least distances measured from the front edge of the house, attached garage or enclosed front porch.
- b. The required rear setback for any lot of record less than 100 feet in depth may be reduced by the number of feet in difference between the depth of the lot and 100 feet.
- c. Required minimum lot area, lot width and other regulations for single and two-family dwellings shall be the same in the R-3 Districts as they are in the R-2 District.
- d. On corner lots, there shall be a side setback for all buildings, structures and accessory buildings whenever there are any lots fronting on either side of the side street. The setback shall be equivalent to the required front setback of the side street or the average setback as determined in footnote a. above. In cases where residential lots are back-to-back, the side setback for principal buildings abutting a side street shall be a minimum of six (6) feet.
- e. A three (3) foot minimum side-yard setback for a second-floor addition over an existing non-conforming structure shall be permitted, if construction is fire-resistance rated according to the current Michigan Residential Code.

Part II. Savings Clause.

All proceedings pending and all rights and liabilities existing, acquired or incurred at the time this ordinance takes effect are saved and may be consummated according to the law enforced when they are commenced.

Part III. Severability.

The various parts, sections and clauses of this ordinance are declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the ordinance shall not be affected.

Part IV. Repeal.

All regulatory provisions contained in other city ordinances which are inconsistent with the provisions of this ordinance, are repealed.

Part V. Effective Date; Publication.

This ordinance shall become effective seven (7) days after publication.

MADE, PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF FERNDALE, OAKLAND COUNTY, MICHIGAN, THIS 11th DAY OF JUNE, 2018.

DAVID COULTER, MAYOR

MARNE MCGRATH, CITY CLERK

Date of Adoption: 6/11/2018

Date of Publication: 6/13/2018

CERTIFICATE OF ADOPTION

I certify that the foregoing is a true and complete copy of the Ordinance passed at a meeting of the Ferndale City Council held on the 11th day of June 2018.

MARNE MCGRATH, CITY CLERK

CITY OF FERNDALE
NOTICE OF ADOPTION
ORDINANCE 1230

The City of Ferndale has adopted Ordinance No. 1230 amending Article III., Section 24-43 to the Ferndale Zoning Ordinance, Ordinance No. 1087. This Ordinance shall become effective seven (7) days after publication. A true copy of the ordinance may be inspected or obtained at the office of the City Clerk.

MARNE MCGRATH, CITY CLERK