

ORDINANCE NO.1201

CITY OF FERNDAL  
OAKLAND COUNTY, MICHIGAN

AN ORDINANCE TO AMEND 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, Section 24-43 is amended as follows:

**Sec. 24-43. - Schedule of regulations.**

<b>Residential Districts Schedule of Regulations</b>				
	R-1	R-2	R-3 <sup>c</sup>	R-4
<b>Maximum Height</b>				
Building height (feet)	25	35	45	60
<b>Lot Size (minimum unless otherwise noted)</b>				
Area (square feet)	4,000	4,000	4,000	40,000
Lot width (feet)	40	35	33	70
<b>Maximum Lot Coverage</b>				
Buildings	35%	35%	70%	50%
Impervious surfaces	—	—	—	—

<b>Maximum Density</b>				
Units per acre	12	15	35	80
<b>Setbacks (minimum unless otherwise noted)</b>				
Front (feet)	25 <sup>a</sup>	25 <sup>a</sup>	Max 10 <sup>a</sup>	25
Side (least) (feet) <sup>d</sup>	5	5	5	20
Side (total) (feet) <sup>d</sup>	10	10	10	40
Rear (feet)	35 <sup>b</sup>	35 <sup>b</sup>	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, porch or deck.
- 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 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.

**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 8th DAY OF JANUARY, 2018.

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DAVID COULTER, MAYOR

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MARNE MCGRATH, CITY CLERK

Date of Adoption: 01/08/18

Date of Publication: 04/4/18

**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 8th day of January, 2018.

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MARNE MCGRATH, CITY CLERK

CITY OF FERNDALE  
NOTICE OF ADOPTION  
ORDINANCE 1201

The City of Ferndale has adopted Ordinance No. 1201 amending 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