

**City of Hastings**  
COUNTY OF BARRY, STATE OF MICHIGAN

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**ORDINANCE NO. 596**

AN ORDINANCE TO AMEND CHAPTER 90 OF THE HASTINGS CODE OF 1970, AS AMENDED, BY AMENDING THE FOLLOWING: ARTICLE 90 - VI, DIVISION 90 – VI – 12 B-1 CENTRAL BUSINESS DISTRICT, BY **AMENDING SECTION 90-473 (I)**

*As recommended by the Planning Commission on 02-01-2021*

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**THE CITY OF HASTINGS ORDAINS:**

**SECTION I.**

Section 90-473 (I) is hereby amended to Chapter 90, Article 90 - VI, Division 90 – VI - 14 of the Hastings Code of 1970, as amended, to read as follows:

**Sec 90-473 Special Uses**

The following uses may be permitted as special land uses in the B-1 zoning district subject to the applicable general and specific requirements and standards of article XIII of this chapter.

- a) Bed and breakfast establishments.
- b) Housing for the elderly, retired or those requiring assisted care, including nursing homes.
- c) Antennas and towers exceeding a height of 35 feet.
- d) Essential public service buildings and structures.
- e) Vehicle service and gas stations as regulated by section 90-1084 herein.
- f) Public and institutional uses and hospitals.
- g) Noncommercial parks, playgrounds and playfields.
- h) Churches, synagogues or similar places of worship and customary related uses.
- i) For property not provided frontage along or with direct drive access to the following street segments:

East State Street Church Street: Court Street to Apple Street Jefferson Street: Court Street to Apple Street

and subject to the regulations set forth in Sec. 90-474, Sec. 90-475, Sec. 90-477 and 90-478, the following uses are permitted as special land uses:

1. Three- and four-family dwelling units.
2. Multiple-family dwellings, with no more than eight units per building.
3. Single-family attached dwellings, with no more than eight attached units.
4. Dwelling units located within a building(s) of two stories or greater and containing commercial use, with no more than eight units per building.

The maximum density for residential use may be modified by the planning commission based on the following standards. The residential uses shall:

1. Be designed, constructed, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed.
2. Be served adequately by essential public facilities and services, such as highways, streets, pedestrian ways, police and fire protection, drainage structures, refuse disposal, water and sewer.
3. Not create excessive additional requirements at public cost for public facilities and services.
4. Be developed in accordance with the intent of the B-1 District as contained in this article.

## **SECTION II.**

If any article, section, subsection, 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 of this ordinance.

## **SECTION III.**

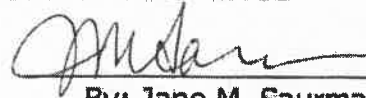
This ordinance shall become effective upon its adoption and publication as provided by City Charter.

Moved by McNabb-Stange, with support by Resseguie , that **Ordinance No. 596** be adopted as read.

YEAS:           Bowers, Cary, Jarvis, Maupin-Moore, McLean, McNabb-Stange, Resseguie, Smith and Tossava.  
NAYS:           None.  
ABSENT:       None.

Adoption Date:   February 22, 2021  
Effective Date:   February 26, 2021  
First Reading:   February 08, 2021  
Second Reading:  February 22, 2021

### **CITY OF HASTINGS**

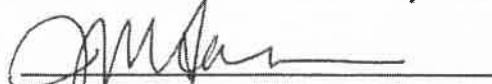


By: Jane M. Saurman  
Hastings City Clerk

CERTIFICATE

The undersigned, being the duly qualified and acting Clerk of the City of Hastings, Michigan, does hereby certify that the foregoing is a true and complete copy of an Ordinance adopted by the City Council of the City of Hastings, at a regular meeting of the City Council on the twenty second day of February 2021, at which meeting a quorum was present and remained throughout, and that the original of said Ordinance is on file in the records of the City of Hastings. I further certify that the meeting was conducted and public notice was given pursuant to and in compliance with Act No. 267, Public Acts of Michigan of 1976, as amended, and that minutes were kept and will be or have been made available as required thereby.

Dated: February 22, 2021

  
Jane M. Saurman  
City Clerk