

City of Hastings
COUNTY OF BARRY, STATE OF MICHIGAN

ORDINANCE NO. 623

AN ORDINANCE TO AMEND CHAPTER 90 OF THE HASTINGS CODE OF 1970, AS AMENDED, BY DELETING THE FOLLOWING: ARTICLE 90 - VI, DIVISION 90-VI-8 SECTION 90-392 (A), DIVISION 90-VI-9, SECTION 90-422 (A), SECTION 90-423 (A) AND, DIVISION 90-VI-10, SECTION 90-452 (A), AND AMENDING DIVISION 90-VI-9, SECTION 90-427 (B) (1).

THE CITY OF HASTINGS ORDAINS:

SECTION I.

Chapter 90 is hereby amended by deleting Article 90-VI, Division 90-VI-8, Section 90-392 (a), Division 90-VI-9, Section 90-422 (a), Section 90-423 (a), and Division 90-VI-10, Section 90-452 (a), and amending Division 90-VI-9, Section 90-427 (b)(1). Amended text in **BOLD**.

Section 90-392 Permitted Uses

Land and structures in the A-1 district may be used for the following purposes only:

- a) ~~Single family detached dwellings.~~
- b) Multiple-family dwellings with no more than eight units per building and a maximum density of 14 units per acre.
- c) Two-family dwelling units.
- d) Adult foster care family homes and family child care homes.
- e) Housing for the elderly, retired or those requiring assisted care.
- f) Home occupations as regulated by section 90-775.
- g) Private communication antennas not exceeding 35 feet in height as regulated by section 90-833.
- h) Accessory uses, buildings, and structures customarily incidental to any of the above uses as regulated by article IX, division 3 of this chapter.
- i) Essential public service equipment.
- j) Public schools per section 90-810.
- k) Accessory Dwelling Units as regulated by Secs 90-914/915.

Section 90-422 Permitted Uses

Land and structures in the apartment edge district may be used for the following purposes only:

- a) ~~Single family detached dwellings.~~
- b) Two-family dwelling units.
- c) Three- and four-family dwelling units.
- d) Multiple-family dwellings with no more than eight units per building including attached townhouse buildings, and a maximum density of eight units per acre.**
- e) Adult foster care homes and child day care homes.
- f) Offices and other uses as permitted by section 90-477 herein.
- g) Housing for the elderly, retired or those requiring assisted care, including nursing homes, subject to the standards of section 90-1080.
- h) Home occupations as regulated by section 90-775.
- i) Private communication antennas not exceeding 35 feet in height as regulated by section 90-833.
- j) Accessory uses, buildings, and structures customarily incidental to any of the above uses as regulated by article IX, division 3 of this chapter.
- k) Essential public service equipment.
- l) Public schools per section 90-810.
- m) Accessory Dwelling Units as regulated by Secs 90-914/915.

Section 90-423 Special Uses

- ~~a) Multiple family dwellings with no more than eight units per building including attached townhouse buildings, and a maximum density of eight units per acre;~~
- b) Churches, synagogues or other similar places of worship and customary related uses.
- c) Public and institutional uses and hospitals.
- d) Private schools.
- e) Antennas and towers exceeding a height of 35 feet.
- f) Non-commercial parks, playgrounds, and playfields.
- g) Essential public service buildings and structures.
- h) Adult foster care small group homes and group child care homes.
- i) Child care centers.
- j) Bed and breakfast establishments.
- k) Gathering halls, lodges, or clubs of fraternal organizations, including accessory uses of such buildings, including, but are not limited to, garage sales, flea markets, art sales, wedding receptions and similar gatherings within such buildings as may be permitted by the planning commission.
- l) Accessory buildings which are more than one story in height, and which are similar in architectural style to the principal building on the property per section 90-1090 herein.

Section 90-427 General Development Standards

- a) Dumpsters shall be kept within a fenced or brick walled area which shall be at least six feet high and located so that their use, including emptying, does not pose a nuisance to nearby residents.
- b) Existing single-family houses on Green Street, Broadway Street, Hanover Street and East State Street which are proposed to be converted to other uses as permitted by this article shall comply with the following requirements:
 1. The proposed use shall be subject to site plan review **as regulated by Section 90-127 (b)**.
 2. The primary entrance to the building shall be visible from and face the street from which the address of the building is derived.
 3. The building shall comply with the requirements of the building code.
 4. Exterior defects in the building or property such as cracked, chipped or peeling siding, cracked sidewalk, unkempt lawn or landscaping shall be identified as part of the site plan review process and corrected before the building is occupied.
 5. Vehicle access to the property shall be determined during review of the site plan. The existing driveway may be required to be closed in order to achieve safe access.
- c) A walkway shall be provided from the existing or proposed sidewalk within the right-of-way to the primary building entrance.
- d) The floor area shall be, for:
 1. Single-family dwellings: same as the R-2 zoning district.
 2. Two-family, three-family, and four-family buildings: a minimum of 720 square feet per dwelling unit.
 3. All multiple-family buildings with more than four dwelling units: a minimum of 600 square feet per dwelling unit.

Sec 90-452 Permitted Uses

Land and structures in the A-O district may be used for the following purposes only:

- ~~a) Single family detached dwellings.~~
- b) Multiple-family dwellings with no more than eight units per building and a maximum density of 14 units per acre.
- c) Two-family dwelling units.
- d) Adult foster care family homes and family child care homes.
- e) Offices permitted by section 90-477 and other uses.
- f) Housing for the elderly, retired or those requiring assisted care, including nursing homes, subject to the standards of section 90-1080.
- g) Home occupations as regulated by section 90-775.
- h) Private communication antennas not exceeding 35 feet in height as regulated by section 90-833.
- i) Accessory uses, buildings, and structures customarily incidental to any of the above uses as regulated by article IX, division 3 of this chapter.
- j) Essential public service equipment.
- k) Public schools per section 90-810.
- l) Accessory Dwelling Units as regulated by Secs 90-914/915.

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 Resseguie, with support by Barlow, that Ordinance No. 623 be adopted as read.

YEAS: Barlow, Bowers, Brehm, Jarvis, McLean, Nesbitt, Resseguie, and Tossava.
NAYS: None.
ABSENT: None.

Adoption Date: June 24, 2024
Effective Date: June 28, 2024
First Reading: June 10, 2024
Second Reading: June 24, 2024


CITY OF HASTINGS


By: Amy Hubbell
Deputy 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 24 day of June 2024, 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: June 25, 2024


Amy Hubbell
Deputy City Clerk