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January 26, 2018

NOTICE OF PUBLIC HEARING FOR PROPOSED ZONING ORDINANCE CHANGES

The City of Bridgman Planning Commission has scheduled a public hearing for Thursday, February 15, 2018 at 7:00 p.m. EST, at the Bridgman City Hall, 9765 Maple Street, Bridgman, Michigan for proposed changes to the zoning ordinance on Recreational Vehicle Regulations and Accessory Building Regulations. A copy of the proposed changes will be available at City Hall, 9765 Maple Street, Bridgman, MI, and on the city's website homepage: www.bridgman.org.

This notice is posted in compliance with Open Meeting Act, Public Act 267 of 1976, MCL 15.261, et seq., and the Americans with Disabilities Act. Individuals with disabilities requiring auxiliary aids should contact the City Clerk by writing or calling the following: Allyson Holm, City Clerk (269) 465-5144, 9765 Maple Street, Bridgman, MI 49106.

Allyson Holm, City Clerk
City of Bridgman

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7.02 ACCESSORY USES, BUILDINGS, AND STRUCTURES Accessory uses, buildings, and structures shall be regulated as follows:

A. Accessory uses and buildings shall be permitted when ancillary to a permitted or permitted special land use.

B. No accessory building may be built on any residentially zoned lot on which there is no principal dwelling.

C. No portion of an accessory building shall be used as a dwelling or as sleeping quarters.

D. Accessory buildings in residential districts shall not be used for commercial purposes, unless for a bona fide agricultural operation.

E. Accessory buildings in residential districts shall not exceed the following:

1. ~~1,200 square feet cumulative total~~ Accessory buildings shall not exceed more than 1.5 times the square footage of the main dwelling/principal building, unless for a bona fide agricultural operation. The square footage of the main dwelling/principal building shall be calculated using the sum of the area of all floors.

2. Lot coverage shall not exceed 35% inclusive of all buildings on site, impervious decking or patio surfaces, and covered parking.

3. Up to two (2) accessory buildings are permitted per lot or parcel. For a bona fide agricultural use, there shall be no maximum number of accessory buildings.

~~4. Accessory buildings shall not exceed the square footage of the main dwelling/principal building, unless for a bona fide agricultural operation.~~

F. Accessory buildings shall be located in a rear or side yard only, and shall not be closer than 4' from a property line. appropriate setbacks where applicable in the Zoning Ordinance.

G. Height of accessory buildings for residential uses shall not exceed 18', except there shall be no maximum for an accessory building for a bona fide agricultural operation.

H. Accessory buildings for commercial uses shall not exceed 30' in height.

I. Accessory buildings shall be located at least 10' from any dwelling on the lot.

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5.03 GENERAL STANDARDS The regulations of this section apply to all off-street parking and parking landscape areas:

A. Use of off-street parking facilities accessory to residential uses shall be used solely for the parking of noncommercial passenger vehicles owned by occupants of the dwelling. Under no circumstances shall required parking facilities, accessory to residential structures, be used for the storage of commercial vehicles.

B. Residential Parking. Parking on any residential lot shall be limited to the parking of the following vehicles:

1. Passenger motor vehicles which do not accommodate more than nine passengers;
2. Motorcycles;
3. Snowmobiles;
4. Trucks not exceeding two tons in capacity;
5. Recreational units such as a recreational vehicle, boat, riding lawn mower, ATV, covered utility trailer, or other motorized unit. A recreational unit parked or stored upon an established driveway shall be subject to the following limitations:
 - a. No portion of a recreational unit shall obstruct a public sidewalk.
 - b. No more than one recreational unit shall be permitted to be parked or stored upon any established driveway at one time. For purposes of this limitation, recreational units used in conjunction with one another, such as a boat mounted on a boat trailer, shall be considered as one unit.
 - c. Recreational vehicle must be licensed. An unlicensed recreational vehicle may only remain on an established driveway for a period of four weeks.
 - d. Parking or storage of recreational units shall be limited to residentially developed sites (properties or lots with at least one dwelling unit). Parking or storage shall be limited to recreational units owned by any of the occupants of such residence, however, family members may park their recreational unit for up to 72 hours.
 - e. All recreational units parked or stored outside of an enclosed building shall be kept registered and licensed and roadworthy and shall be secured to prevent unauthorized entry or use.
 - f. No recreational unit shall at any time be used for living or storage.

Recreational unit(s) may be stored in the side yard under the following conditions:

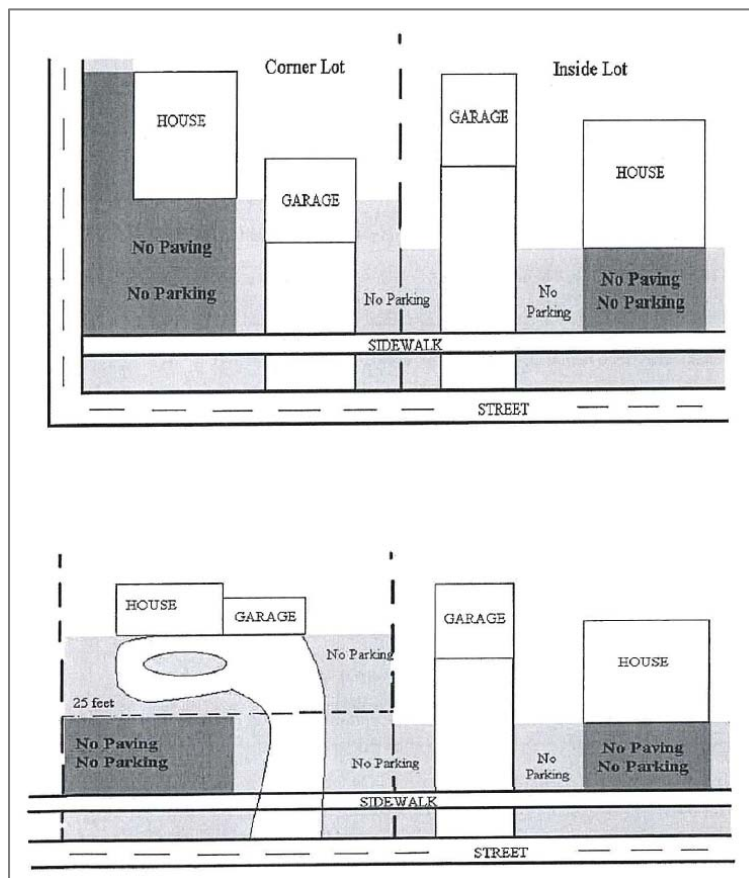
- a. Provided there is a minimum space of three feet clearance from the dwelling, a minimum space of one foot clearance from the property line of the adjoining property and provide a minimum space of three feet clearance from neighbors dwelling.
- b. Recreational unit(s) must be located on an established driveway with a finished surface of asphalt, concrete, pavers, permeable pavers, grass pavers or another similar durable surface, or on a nonconforming, established driveway or parking space as defined by this Ordinance, however such

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pavement, asphalt or previously stated material shall not obstruct the required drainage on site. An apron shall not exceed 50 feet in length or 10 feet in width.

- c. In those cases where an apron currently exists it shall meet all requirements of this article.
- d. Prior to construction or expansion of a storage or parking apron, a permit shall be obtained from the Building Official. A permit application shall show the location, size, shape, design, and surface material of the driveway or parking space and the name, address, telephone number, and licensing information of the person performing the work. If the application complies with this section, then the Building Official shall issue a permit for the construction and use of such driveway or parking space.
- e. A driveway or parking space shall be made accessible to the public street by an asphalt, concrete, or driveway constructed of pavers.
- f. Neither a driveway nor a parking space shall be placed directly between a residential structure and the street right-of-way, or in the front corner on a corner lot, except for a driveway to a vehicle entrance of a garage attached to the residential structure. Additional driveway or parking area such as expanded driveway width, parking for recreational vehicles and turnaround accommodations may be constructed in residential yards only when located 25 feet or more from a street right-of-way (see graphic).



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- C. No person shall park or store any recreational unit upon any public property located in a residential area, including public streets, rights-of-way, sidewalks and/or in planting areas between sidewalks and curb lines.
- D. Recreational units shall maintain current Michigan registration and be properly tagged with state-issued license tabs.
- E. Recreational units shall be maintained in roadworthy condition in order to provide public safety personnel access to property and structures.
- F. Trucks exceeding two tons in capacity shall be limited to the parking of those vehicles for deliveries, service calls, and other short duration parking.
- G. A required off-street parking space shall measure at least nine (9') feet in width by at least eighteen (18') feet in length, exclusive of drive aisles or access drives.
- H. Off-Street parking shall be separated at least five (5) feet from buildings in order to allow for sidewalk, landscaping and other plantings between the building and parking lot.
- I. Aisle widths shall be at least the following:
 - a) Perpendicular parking: 20 feet
 - b) Angle parking with two-way travel: 16 feet
 - c) Angle parking with one-way travel: 12 feet
- J. Parking shall not be permitted within any parkway, or area between the back of curb and sidewalk.
- K. Parking lots shall be properly maintained and of concrete, asphalt or pervious paving.
- L. All parking lot lighting shall comply with Article VII, General Provisions, Section 7.18. Parking lot lighting shall be dark sky compliant and shall not exceed fifteen (15') feet in total height.