

**CITY OF BRIDGMAN  
COUNTY OF BERRIEN, STATE OF MICHIGAN  
ORDINANCE 2018-198**

**AN ORDINANCE TO AMEND SECTION 7.02, ACCESSORY USES, BUILDINGS, AND  
STRUCTURES OF THE ZONING ORDINANCE**

Motion made by Council person Rose and seconded by Council person Gipson.

**AN ORDINANCE TO AMEND SECTION 7.02, “Accessory Uses, Buildings,  
and Structures of the Zoning Ordinance”.**

**The City of Bridgman ordains:**

**Section 1** -- Section 7.02 of the City of Bridgman Zoning Ordinance is deleted, with the following inserted in its place and stead:

**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. 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.
- F. Accessory buildings shall be located in a rear or side yard only, and shall not be closer than 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.

**Section 2 – Severability.** If any section, subsection, clause, phrase or portion of this ordinance is for any reason held invalid 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 portion of this ordinance, and such holding shall not affect the validity of the remaining portions of this ordinance.

**Section 3 – Repealer.** All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

**Section 4 – Effective Date.** A summary of this ordinance shall be published in a newspaper of record as provided by law, and this ordinance shall become effective seven (7) days after publication.

**ROLL CALL VOTE:**

Ayes: Georgia Gipson, Vince Rose, Hannah Anderson, Jim Catania, Rick Fuller, Bob Liskey

Nays: None

Absent: Ken High

Abstain: None

**ORDINANCE DECLARED ADOPTED.**

**CERTIFICATION**

I, Allyson Holm, duly appointed Clerk in and for the City of Bridgman, Berrien County, Michigan, do certify that the foregoing Ordinance is a true and exact copy of a Ordinance adopted by the City Council during its regular meeting, held April 2, 2018, and that public notice of said meeting was given pursuant to the Michigan Open Meetings Act.

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Allyson Holm, City Clerk