

Introduced: _____
 First Reading: _____
 Second Reading: _____
 Adopted: _____
 Effective: _____

**CITY OF MASON
 ORDINANCE NO. 221**

**BUILDING DIMENSIONAL REGULATIONS – C-1:
 CENTRAL BUSINESS DISTRICT HEIGHT ORDINANCE**

AN ORDINANCE TO AMEND CHAPTER 100, TABLE 100-2 BUILDING DIMENSIONAL REGULATIONS– OF THE CODE OF THE CITY OF MASON TO AMEND THE MAXIMUM HEIGHT FO PRINCIPLE STRUCTURES IN THE C-1 CENTRAL BUSINESS DISTRICT

THE CITY OF MASON ORDAINS:

Chapter 100, Table 100-2 of the Mason City Code is hereby amended by adding footnote 14 to the C-1 District Maximum Height for a Principal Structure which amended, the article shall read as follows:

TABLE 100-2. Building Dimensional Regulations.

Refer to footnotes listed after this table.

Zoning District and Ordinance Section	Maximum Height Principal Structure (feet)	Maximum Height Accessory Structure (feet)	Minimum Floor Area Per Dwelling Unit (sq. feet)	Minimum Width Principal Structure (feet)	Minimum Internal Height Principal Structure (feet)
AG Sec. 94-122	35 ⁽⁴⁾	25 ⁽⁵⁾	1,200 ⁽⁶⁾	24	7.5
RS-1 Sec. 94-123	35	25 ⁽⁵⁾	1,200 ⁽⁶⁾	24	7.5
RS-2 Sec. 94-123	35	25 ⁽⁵⁾	1,000 ⁽⁶⁾	24	7.5
RS-3 Sec. 94-123	35	25 ⁽⁵⁾	800 ⁽⁶⁾	24	7.5
R2F Sec. 94-124	35	25 ⁽⁵⁾	800 ⁽⁶⁾	24	7.5
RM Sec. 94-125	35	15	⁽⁷⁾	-	-

MH Sec. 94-126	-	15	-	-	-
O-1 Sec. 94-131	45	15	-	-	-
O-2 Sec. 94-132	15	15	-	-	-
C-1 Sec. 94-141	45 ⁽¹⁴⁾	15	-	-	-
C-2 Sec. 94-142	45	15	-	-	-
C-3 Sec. 94-143	45	15	-	-	-
M-1 Sec. 94-151	40 ⁽⁸⁾	40	-	-	-
M-2 Sec. 94-152	45 ⁽⁸⁾	45	-	-	-
PUD Sec. 94-161	35	⁽⁹⁾	⁽⁷⁾	-	-

Footnotes to table 100-1 and table 100-2.

- 1 Ten percent of the actual lot width or ten feet, whichever is smaller.
- 2 Up to three dwelling units allowed per building on an 8,500 sq. ft. lot. Increase the required lot area per building by 4,000 sq. ft. per dwelling unit in excess of three dwelling units, or by 3,000 sq. ft. per dwelling unit in excess of three dwelling units located within a planned residential development or a planned unit development.
- 3 20 feet when adjacent to residentially used or zoned land.
- 4 Structures for agricultural operations, such as barns or silos, may be permitted up to a building height of 75 feet.
- 5 Accessory structures with a roof pitch flatter than one to two rise to run shall have a maximum height of 15 feet.
- 6 Exclusive of basement areas, attics, attached garages, breezeways, enclosed or unenclosed porches, and accessory structures.
- 7 Minimum gross floor area per dwelling unit:
 - (a) Efficiency unit: 400 sq. ft.
 - (b) One bedroom unit: 600 sq. ft.
 - (c) Two bedroom unit: 800 sq. ft.
 - (d) Three or more bedroom unit: 1,000 sq. ft.
- 8 May be increased if front, side, and rear yard setbacks are increased an equal amount.
- 9 The maximum height of an accessory structure in the PUD district shall be determined by the principle use associated with the accessory structure as follows:
 - (a) For single-family or two-family residential uses, the RS-1 maximum height shall apply.
 - (b) For manufacturing uses, the M-1 maximum height shall apply.

- (c) For all other uses the maximum shall be 15 feet.
- 10 Lot area may be decreased up to 20% to a minimum of 4,400 square feet provided that for each square foot decrease an equal or greater amount of land shall be dedicated as open space. Said open space shall be in addition to any other required open space.
 - 11 The site plan approving body may reduce the required front yard setback by a maximum of 50% upon finding that the reduced setback is in keeping with predominant development patterns in the immediate area and such reduction would encourage a more uniform, unified and orderly development pattern.
 - 12 In addition to the required maximum lot coverage regulations, a minimum of 10% of the lot or parcel shall be dedicated to vegetated open space such as lawns, shrubs and tree plantings, and similar open space. This minimum 10% standard shall be met without the reliance on required setbacks, buffers, and landscaping.
 - 13 In industrial parks in the M-1 and M-2 districts, the required minimum lot area shall be 20,000 square feet and the minimum lot width shall be 100 feet.
 - 14 **An additional 5'-0" maximum height may be added for residential occupancy, with a minimum 10'-0" setback from all sides of the building face and a maximum square footage equal to 25% of the grade floor gross area.**

Sunset Provision. None.

Effective Date. This ordinance shall take effect immediately upon publication of the notice of adoption in a newspaper of general circulation within the city.

The foregoing Ordinance was moved for adoption by Council Member _____ and supported by Council Member _____, with a vote thereon being: YES () NO (), at a regular meeting of the City Council held pursuant to public notice in compliance with the Michigan Open Meetings Act, on the ____ day of _____, 2018. Ordinance No. 221 declared adopted this ____ day of _____, 2018.

Russell Whipple, Mayor

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