

Introduced: May 7, 2018
First Reading: May 7, 2018
Second Reading: _____
Adopted: _____
Effective: _____

**CITY OF MASON
ORDINANCE 217**

**SUPPLEMENTAL USE REGULATION - HOTEL, MOTEL, TRANSIENT LODGING
FACILITIES ORDINANCE**

AN ORDINANCE TO AMEND CHAPTER 94 – ZONING – BY DELETING SEC. 94-173(i)e – WHICH STATES THAT THE MAXIMUM BUILDING HEIGHT FOR HOTEL, MOTEL, TRANSIENT LODGING FACILITIES IS NOT TO EXCEED TWO STORIES OR 35 FEET.

THE CITY OF MASON ORDAINS:

Chapter 94 of the Mason City Code is hereby amended by deleting Sec. 94-173(i)e which states that the maximum building height for hotel, motel, transient lodging facilities, is not to exceed two stories or 35 feet, which amended, article shall read as follows:

Chapter 94 Zoning

Sec. 94-173. Supplemental use regulations.

(i) Hotel, motel, transient lodging facilities.

(1) Intent. The following shall set forth the requirements for construction and site development of transient housing accommodations within the city.

(2) Standards.

a. Minimum floor area for each guest unit shall contain not less than 250 square feet.

b. The minimum lot area shall be one acre with a minimum width of 150 feet, provided that there shall be at least 800 square feet of lot area for each guest.

c. The maximum lot coverage of all buildings, including accessory building shall not exceed more than 25 percent of the area within the boundary lines of land developed at any one time.

d. Minimum yard dimensions. All buildings shall observe a setback of not less than 75 feet from any road right-of-way, and not less than 40 feet from any side or rear property line.

e. Site screening. The site may be enclosed by open structure wood or wire fences, shrubs and/or trees which, along any yard line, shall not exceed six feet in height. No screening shall impair safe vertical or horizontal sight distance for any moving vehicles. Screening at least four feet high shall be erected to prevent headlight glare on adjacent residential or agricultural property. No screening shall be closer than 50 feet to any street line, except headlight screening shall not be closer than 30 feet.

f. Lighting. All outdoor lighting shall be arranged so that it is deflected from adjacent

properties, streets and thoroughfares, and shall not impair the safe movement of traffic.

- (3) Accessory uses. Accessory uses such as meeting rooms, taverns, bars, or similar uses are permitted provided such shall be conducted within the same building as the principal use. A caretaker or proprietor's residence shall be permitted as an accessory use.
- (4) Motor vehicle access.
 - a. Site plans. All site plan proposals submitted for this use shall provide for the proper handling of traffic on the highway, frontage road, or street giving access to the district. No access by motor vehicles, other than stated herein, shall be permitted to a minor or residential street. All points of entrance or exit shall be no closer than 50 feet from the intersection of the right-of-way lines of two streets.
 - b. Interstate or interchange site location. Whenever a proposed use is located adjacent to or within one-half mile of an existing, or planned state or interstate limited access highway interchange, it shall be incumbent upon the applicant to show that the proposed site location shall not cause unsafe traffic congestion resulting at or in conjunction with said limited access interchange, and the applicant shall request and submit with the application a written recommendation from the Traffic Division of the Michigan Department of State Highways. In no case, shall private access drives be less than 200 feet from an interchange.
- (5) Signs shall be those identifying any of the permitted uses within the zoning district and shall be in accordance with the provisions of any applicable city chapter.
- (6) Off-street parking and loading requirements shall be in accordance with the provisions of article IX of this chapter except that required parking shall be furnished on the immediate premises.
- (7) The storage of refuse and space required for the accumulation and out loading of garbage, trash, scrap, waste, and containers therefore shall comply with the standards in section 94-173(b).

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. 217 declared adopted this ____ day of _____, 2018.

Russell Whipple, Mayor

Sarah J. Jarvis, City Clerk