

**ORDINANCE NO. 2018 - 03**

**CITY OF ST. CLAIR  
COUNTY OF ST. CLAIR, MICHIGAN**

**AN ORDINANCE OF THE CITY OF ST. CLAIR, ST. CLAIR COUNTY, MICHIGAN TO AMEND APPENDIX B OF THE CODE OF ORDINANCES, "ZONING," ARTICLE 4, "ZONING DISTRICT REGULATIONS," SECTION 4.5, "SCHEDULE OF USE REGULATIONS," SUBSECTION 3, "R-3—MULTIPLE FAMILY RESIDENTIAL," BY ADDING PERMITTED USES, REVISING SPECIAL USES, AND ADJUSTING DIMENSIONAL STANDARDS.**

**THE CITY OF ST. CLAIR ORDAINS:**

**SECTION 1. AMENDMENT.**

Appendix B, Article 4, Section 4.5.3 of the City's Code of Ordinances, the Zoning Ordinance, is hereby amended in the following manner:

**ARTICLE 4. – ZONING DISTRICT REGULATIONS.**

**SECTION 4.5.3 – Schedule of Use Regulations. R-3—Multiple Family Residential.**

By adding to *Permitted Uses*:

- Section 4.5.3.6 Senior Apartments
- Section 4.5.3.7 Senior Independent Living Community
- Section 4.5.3.8 Assisted Living Community

By revising *Special Uses*:

- Section 4.5.3.2 Skilled Nursing Center and Memory Care Center

By adjusting dimensional standards:

Section 4.5.3.2.a A minimum lot area equal to two thousand (2,000) square feet per bed, but in no case less than three (3) acres.

Section 4.5.3.2.c Minimum setbacks from any property line:

- Front Yard: 25 feet
- Side Yard: 20 feet
- Side Yard (total of two): 50 feet
- Rear Yard: 20 feet

**SECTION 2. SEVERABILITY.**

This Ordinance and each of the various parts, sections, subsections, sentences, phrases, and clauses hereof are declared to be severable. If any part, section, subsection, sentence, phrase, or clause is determined to be invalid or unenforceable by a court of competent jurisdiction, it is hereby provided that the remainder of the Ordinance shall not be affected thereby and shall remain in full force and effect.

**SECTION 3. REPEAL OF ORDINANCES IN CONFLICT HEREWITH.**

Any and all Ordinances of the City of St. Clair or any parts or provisions thereof, to the extent that they are contrary to or inconsistent with the provisions of the within Ordinance, are hereby expressly repealed.

**SECTION 4. RATIFICATION.**

All other provisions of the code of Ordinances of the City of St. Clair, Michigan except as herein modified or amended are hereby expressly ratified and affirmed.

**SECTION 5. PUBLICATION.**

This Ordinance shall be published in accordance with the terms, provisions, and requirements of the City Charter of the city of St. Clair, Michigan, and in accordance with and to the extent required by the statutes of the State of Michigan.

**SECITON 6. EFFECTIVE DATE.**

This Ordinance shall take immediate effect upon publication in accordance with the provisions and requirements of the City Charter of the City of St. Clair.

**ORDINANCE DECLARED ADOPTED.**

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William Cedar, Jr., Mayor  
City of St. Clair, Michigan

**CERTIFICATION**

The foregoing is a true and complete copy of an Ordinance adopted by the City Council of the City of St. Clair, County of St. Clair, State of Michigan, at a regular meeting

of the City Council held on the 2nd day of April, 2018, and public notice of said meeting was given pursuant to and in accordance with the requirements of Act No. 267 of the Public Acts of 1976, as amended, being the Open Meetings Act, and the minutes of said meeting have been or will be made available as required by said Act.

Members Present: Cedar, Ellery, Kindsvater, Klieman, Kuffa, LaPorte, McCartney  
Members Absent: None

It was moved by Member Kindsvater and supported by Member Kuffa to adopt the Ordinance.

Members voting yes: Kindsvater, Klieman, Kuffa, LaPorte, McCartney, Ellery, Cedar  
Members voting no: None

The Ordinance was declared adopted by the Mayor and has been recorded in the Ordinance Book of the City of St. Clair.

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Annette Sturdy, City Clerk  
City of St. Clair, Michigan

INTRODUCED: March 19, 2018  
ADOPTED: April 2, 2018  
PUBLISHED: April 18, 2018  
EFFECTIVE: April 18, 2018