

**ORDINANCE NO. 2018 - 08  
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 5, "GENERAL PROVISIONS," SECTION 5.38 "MULTIPLE-FAMILY DESIGN STANDARDS" BY AMENDING SUBSECTION (A) AND ADDING SUBSECTION (G). THE CITY OF ST. CLAIR ORDAINS:**

**SECTION 1. AMENDMENT.**

Appendix B, Article 5, Section 5.38 of the City's Code of Ordinances, the Zoning Ordinance, is hereby amended in the following manner:

**ARTICLE 5. – GENERAL PROVISIONS.**

**SECTION 5.38 – Multiple-Family Design Standards**

A. Buildings shall generally relate in architectural design to surrounding buildings, improve the visual quality and support property values of the surrounding neighborhood.

1. Provide brick or stone on exterior walls, minimally around the first-floor story.

2. Use porches or other features, such as cornice lines, on buildings.

3. Reflect architectural styles and details, design themes, building materials and colors consistent with surrounding buildings.

B. Buildings shall avoid long, monotonous, uninterrupted walls or roof planes. Building wall and roofline offsets, including projections and recesses shall be used.

C. Uninterrupted building walls greater than 25 feet are prohibited.

D. Gable and hipped roofs shall provide overhanging eaves on all sides. Mansard roofs on a one-story building and flat roofs are prohibited.

E. Dormers, belvederes, masonry chimneys and other similar elements, are encouraged to add visual interest to the roofline.

F. Entrances to buildings shall be defined by architectural elements, such as lintels, pediments, columns, porches, overhangs, railings, balustrades, etc., where appropriate.

G. The Planning Commission has the authority to modify the requirements of this section provided the intent of this section is met.

**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 July, 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 McCartney to adopt the Ordinance.

Members voting yes: LaPorte, McCartney, Ellery, Kindsvater, Klieman, Kuffa, 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: June 19, 2018  
ADOPTED: July 2, 2018  
PUBLISHED: July 11, 2018  
EFFECTIVE: July 11, 2018