

**CITY OF IONIA**  
**IONIA COUNTY, MICHIGAN**

**Ordinance No. 561**

**AN ORDINANCE TO AMEND PART TWELVE, TITLE SIX, CHAPTER 1250 ENTITLED "PLANNING AND ZONING CODE; ZONING; RT TWO-FAMILY RESIDENTIAL DISTRICT;" TO AMEND SECTION 1250.02 ENTITLED "PRINCIPAL USES PERMITTED" AND SECTION 1250.03 ENTITLED "SPECIAL LAND USES;" TO AMEND APPENDIX I REFERENCED IN SECTION 1250.05 ENTITLED "SCHEDULE OF REGULATIONS;" TO ADD A NEW SECTION 1250.04 ENTITLED "CONVERSION OF ONE-FAMILY STRUCTURES;" AND 1250.06 ENTITLED "DEVELOPMENT OF LOTS OF RECORD IN THE RT – TWO FAMILY RESIDENTIAL DISTRICT;" TO AMEND PART TWELVE, TITLE SIX, CHAPTER 1278 ENTITLED "PLANNING AND ZONING CODE; ZONING; NONCONFORMING LOTS, STRUCTURES, AND USES;" AND TO AMEND SECTION 1278.02 ENTITLED "NONCONFORMING LOTS" OF THE CODIFIED ORDINANCES OF THE CITY OF IONIA**

**THE CITY OF IONIA ORDAINS:**

**SECTION 1 AMENDMENT.** That Part Twelve, Title Six, Chapter 1250, Section 1250.02 of the Codified Ordinances of the City of Ionia is hereby amended to read as follows:

**1250.02 PRINCIPAL USES PERMITTED.**

In a Two-Family Residential District, no building or land shall be used, and no building shall be erected, except for one or more of the following specified uses, unless otherwise provided in this Zoning Code.

- (a) (1) All uses permitted and as regulated in Section 1248.02. The standards of the "Schedule of Regulations" applicable to the R-1 One-Family Residential District shall apply as minimum standards when one-family dwellings are erected.
- (b) Two-Family Dwellings as regulated in APPENDIX I – Schedule of Regulations.
- (c) Accessory buildings and uses in conformity with Section 1240.11(1) that are customarily incident to the above permitted uses, provided accessory buildings and uses shall not be used for commercial or industrial purposes, including, but not limited to, retail, manufacture or storage activities.

**SECTION 2 AMENDMENT.** That Part Twelve, Title Six, Chapter 1250, Section 1250.03 of the Codified Ordinances of the City of Ionia is hereby amended to read as follows:

### **1250.03 SPECIAL LAND USES.**

All special land uses permitted by Section 1248.03 may be permitted as a special land use by the Planning Commission subject to the general and specific requirements of Chapter 1274.

**SECTION 3 AMENDMENT.** That Part Twelve, Title Six, Chapter 1250, Section 1250.04 of the Codified Ordinances of the City of Ionia is hereby added to read as follows:

### **1250.04 CONVERSION OF ONE-FAMILY STRUCTURES.**

Single-family homes may be converted into a two-family use only if the minimum lot area of 8,000 square feet and minimum width requirement of 65 feet (APPENDIX I – Schedule of Regulations) are satisfied.

**SECTION 4 AMENDMENT.** That Part Twelve, Title Six, Chapter 1250, Section 1250.06 of the Codified Ordinances of the City of Ionia is hereby added to read as follows:

### **1250.06 DEVELOPMENT OF LOTS OF RECORD IN THE RT – TWO FAMILY RESIDENTIAL DISTRICT.**

Lots of record that do not meet the minimum area and width requirements for a two-family structure in the RT Two-Family Residential District may only establish a single-family use.

**SECTION 5 AMENDMENT.** That Part Twelve, Title Six, Chapter 1250, Appendix I of the Codified Ordinances of the City of Ionia is hereby amended to read as follows:

### **APPENDIX I - SCHEDULE OF REGULATIONS**

	AREA IN					
	SQ. FT.					
R-1 One-Family Residential	8,000	65	25	25(b) 10-6b 25b	900	25%
R-2 One-Family Residential	(a) 12,000	(a) 80	25	25(b) 12-8b 25b	900	25%
R-3 One-Family Residential	(a) 16,500	(a) 100	25	30(b) 14-10 35b (b)	900	25%
RT Two-Family Residential	4,000	32.5	25	25(b) 10(b) 25b	700	25%
RM Multiple-Family Residential	4,500	30	25	30 30 25c (c, m) (c)	1 BR-800 2 BR-850 3 BR-1100	25%
RM-1 Multiple-Family Residential	2,900	100	35	30 20 25c (c) (c)	1 BR-500 2 BR-700 3 BR-900	25%
B-1 Local Business	--	--	25	25 e. h 20f (d)	--	--
B-2 Community Business	--	--	40	-- -- --	--	--
B-3 General Business	--	--	--	25 e. h 20f d, l	--	--
I-1 Light Industrial	--	--	40	30 20 j, k i, l h, j, k	--	--
Office District	0	0	35	25(d) (e)(h) 20	NA	NA

**SECTION 6 AMENDMENT.** That Part Twelve, Title Six, Chapter 1278, Section 1278.02(a) of the Codified Ordinances of the City of Ionia is hereby amended to read as follows:

**1278.02 NONCONFORMING LOTS.**

(a) Unless otherwise defined in this Ordinance, all permitted principal and special land uses except for those land uses for which a minimum lot size is specified in this Zoning Code and customary accessory structures may be erected on any single lot of record or the effective date of adoption or amendment of this Zoning Code. This provision shall apply even though such lot fails to meet the requirements for area or width, or both, that are generally applicable in the district, provided that yard dimensions, including minimum setbacks and lot coverage and other requirements not involving area or width, or both, of the lot, shall conform to the regulations for the district in which such lot is located.

**SECTION 7 PUBLICATION**

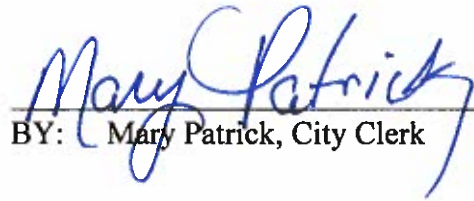
The City Clerk shall cause a notice of adoption of this ordinance to be published.

**SECTION 8 EFFECTIVE DATE**

This ordinance shall take effect seven (7) days following its publication except as otherwise provided by law.

CITY OF IONIA

Dated: April 13, 2022

  
BY: Mary Patrick, City Clerk

Introduction and First Reading: March 1, 2022

Notice of Public Hearing: March 18, 2022

Public Hearing, Second Reading, Adoption: April 12, 2022

Effective: April 23, 2022 Seven (7) Days After Publication