

CITY OF CORUNNA  
ORDINANCE NO. 09-03

AN ORDINANCE TO AMEND CHAPTER 86 – ZONING – ARTICLE XII – COMPREHENSIVE REGULATIONS (Section 86-337) OFF-STREET PARKING REQUIREMENTS GENERALLY AND (Section 86-344) PARKING OR STORAGE OF RECREATIONAL VEHICLES, TRACTORS, AND BOATS.

THE CITY OF CORUNNA ORDAINS:

AMENDMENTS TO CHAPTER 86 – ZONING – ARTICLE XII – COMPREHENSIVE REGULATIONS (Section 86-337) OFF-STREET PARKING AND (Section 86-344)

PARKING OR STORAGE OF RECREATIONAL VEHICLES, TRACTORS, AND BOATS OF THE CODE OF THE CITY OF CORUNNA, MICHIGAN, shall be as follows:

Sec. 86-337. Off-street parking requirements generally.

There shall be provided in all districts, motor vehicle off-street parking space with adequate access to all spaces and subject to any and all provisions of this chapter and any other requirements within the City Code book.

(1) All front, rear, or side yards described within this chapter are defined under “Yards” of Section 86-2 of this chapter.

(2) Off-street parking spaces may be located within a rear yard or within a required or non-required side yard, subject to any other provisions with this chapter. Off street parking shall be permitted within a front yard under the provisions provided for under (2A) of this section and any other provisions of this chapter.

(2A) Off-street parking standards for RA (Single Family), and RO (Residential Office) Districts.

a. Vehicle parking in the front, rear, or side yard shall only be on a hard surface driveway or on improved and designated parking areas so described under “b”, except as otherwise provided under the sections c. and h listed below.

b. Such a hard surface or improved area shall include bituminous, concrete, brick, gravel or crushed rock or another hard surface approved by City Code Officials, City Manager or his/her designated Officer.

c. The City prohibits motor vehicle parking or storage of motor vehicles in the front yard on grass, unimproved areas, or areas without a hard surface unless directly in line and within the confines of a curb cut, and under the understanding that such area must not sustain any noticeable damage to the existing surface such

as trenches and ruts as a result of such parking, otherwise, hard surface requirements under b. must be adhered to.

d. No owner or operator shall park a motor vehicle that would block a sidewalk.

e. All motor vehicles parked within a front yard shall not be abandoned, shall have a current license and registration, and shall be in operable condition.

f. The total area in the front yard improved for parking and driveway purposes shall not exceed forty (40) percent of the total front yard.

g. The Planning Commission may approve an increase in front yard driveway coverage within the above defined zoning districts where such approval would meet the standards required by code for unique circumstance and where the above ordinance standards do not fit, or where such standards would create a undue hardship for the property owner. In such circumstances, the Planning Commission may require screening next to around the parking area or driveway. A privacy fence or additional landscaping may be used to meet the screening requirements subject to any other fencing or landscaping requirements with the City of Corunna Code Book.

h. A waiver from subsection a. above may be granted for special events or occasions that are intended for short term use only such as birthday parties, family reunions, etc. upon approval by either a building official, city police officer, city manager or his designee. Such waiver shall be subject to any application or permit process in place along with any stipulations placed upon such waiver by the above named officials.

(3) Off-street parking shall be on the same lot as the building it is intended to serve, except as may be otherwise provided for this chapter

(4) Required residential off-street parking spaces shall consist of a parking strip, parking bay, driveways or garage, or combination thereof, and shall be located on the premises they are intended to serve, and also subject to the provisions of Section 86-336, pertaining to accessory buildings and structures, for garages.

(5) Minimum required off-street parking spaces shall not be replaced by any other use unless and until equal parking facilities are provided elsewhere.

(6) Off-street parking existing on June 10, 1994, in connection with the operation of an existing building or use shall not be reduced to an amount less than required in this Section for a similar new building or new use.

(7) Two or more buildings or uses may collectively provide the required off-street parking, in which case the required number of parking spaces shall not be less than the sum of the requirements for the several individual uses computed separately.

(8) In the instance of dual function of off-street parking spaces where operating hours of buildings do not overlap, the Planning Commission may grant an exception.

(9) The storage of merchandise, motor vehicles for sale or trucks, or the repair of vehicles is prohibited, except as otherwise provided within this chapter or other sections of the code book such as Section 34, Article V. Garage Sales whereby such vehicles shall not be subject to licensing requirements.

(10) For those uses not specifically mentioned, the requirements for off-street parking facilities shall be in accordance with a use which the planning commission considers similar in type.

(11) When units or measurements determining the number of required parking spaces result in the requirement of a fractional space, any fraction up to and including one-half shall be disregarded and fractions over one-half shall require one parking space.

(12) For the purpose of computing the number of parking spaces required, the definition of usable floor area shall govern, and be defined as that area used for or intended to be used for the sale of merchandise or services, or for use to serve patrons, clients or customers. Such floor area which is used or intended to be used principally for the storage or processing of merchandise, for hallways, or for utilities or sanitary facilities shall be excluded from this computation. Measurement of usable floor area shall be the sum of the horizontal areas of the several floors of the building, measured from the interior faces of the exterior walls.

(13) The minimum number of off-street parking spaces by type of use shall be determined in accordance with the following schedule:

Sec. 86-344. Parking or storage of recreational vehicles, tractors and boats.

(a) The open parking or storage of tractors, boats or similar vehicles not owned by the property owners or tenants of the city on lands not specifically designated for such parking or storage shall be permitted for a period of up to 72 hours. However, a travel trailer may be kept in the rear or side yard of a single-family lot for a period of up to four weeks provided a permit has first been secured from the building inspector.

(b) Residents of the city may keep their own trailers, boats, campers, motor homes and similar vehicles on their own property for an indefinite period of time, provided such vehicles are in operable condition and are not kept within 5 feet of the closest edge of any neighboring road right of way. Such vehicles shall be subject to all other applicable provisions concerning accessory buildings set forth in section 86-336.

(c) A travel trailer, motor home or camper parked or stored on a residential lot shall not be connected to sanitary facilities and shall not be occupied for other than recreational use for a period not to exceed four weeks annually.

SECTION II. SEVERABILITY.

This Ordinance and the several sections, subsections, paragraphs, clauses and parts thereof are hereby declared to be severable. If any part of clause thereof is declared or adjudged invalid by present or future legislation or decree, the balance of the Ordinance shall not be affected thereby.

SECTION III. CONFLICTING ORDINANCES REPEALED.

All Ordinances previously adopted and incorporated in the Code of the City of Corunna, Michigan, through codification procedures, or any existing Ordinances that are inconsistent with the provision of this Ordinance are hereby repealed, and in the case of inconsistencies, to the extent of such inconsistency, are hereby repealed.

SECTION IV. COPIES AVAILABLE.

This Ordinance may be purchased or inspected in the City Clerk's Offices, Monday through Friday, between the hours of 9:00 a.m. and 4:30 p.m.

SECTION V. EFFECTIVE DATE.

This Ordinance shall take effect pursuant to the Corunna City Charter, immediately upon publication hereof.

DATE OF PASSAGE:       SEPTEMBER 8, 2009  
DATE OF PUBLICATION:  SEPTEMBER 15, 2009  
EFFECTIVE DATE:        SEPTEMBER 15, 2009

THE CITY OF CORUNNA

BY: \_\_\_\_\_  
Charles Kerridge, Mayor

BY: \_\_\_\_\_  
Nichole L. Cowdrey, City Clerk

STATE OF MICHIGAN        }  
  }ss.  
COUNTY OF SHIAWASSEE }

I, Nichole L. Cowdrey, being Clerk of the City of Corunna, do hereby certify that the foregoing is a true and accurate copy of the City of Corunna ORDINANCE NO. 09-03 passed on the 8<sup>th</sup> day of September, A.D., 2009. Further, I certify that I caused the same to be published in a local newspaper within fifteen (15) days after adoption by the Corunna City Council, Corunna, Michigan.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8th day of September, A.D., 2009.

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Nichole L. Cowdrey  
Corunna City Clerk