

**ORDINANCE NO. 2021 - 04**

**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 4.6, “ADAPTIVE REUSE;” BY REVISING SUBSECTION 3 “SPECIAL APPROVAL USES ALLOWED.”**

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

**SECTION 1. AMENDMENT.**

Appendix B, Article 4, Section 4.6.3 of the City’s Code of Ordinances, the Zoning Ordinance, is hereby amended by revising subparagraph 3 “Special Approval Uses Allowed” to read as follows:

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

**SECTION 4.6 – Adaptive Reuse.**

*4.6.3 Special Approval Uses Allowed.* A building originally designed and constructed for another purpose may be adaptively reused in the following ways:

1. Any use permitted or special use allowed in the R-3, MD-1, MD-2, OS and C-1 zoning districts except for planned shopping centers and vehicle wash establishments.
2. Design standards applied to a use within the zoning ordinance shall be met unless waived or modified by city council after review and recommendation by the planning commission.
3. Any use similar to a use listed above, as determined by the planning commission and city council.

**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the extent that they are contrary to or inconsistent with the provisions of the within Ordinance, are hereby expressly repealed.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 7<sup>th</sup> day of June, 2021, 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, Kindsvater, Klieman, Kuffa, LaPorte, Paul, Volz  
Members Absent: None

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

Members voting yes: LaPorte, Paul, Volz, 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: May 17, 2021  
ADOPTED: June 7, 2021  
PUBLISHED: June 11, 2021  
EFFECTIVE: June 11, 2021