

City of Houghton
PROPOSED
ORDINANCE 2019-294

AN ORDINANCE TO AMEND CHAPTER 98 OF THE CODE OF ORDINANCES, CITY OF HOUGHTON, MICHIGAN

THE CITY OF HOUGHTON ORDAINS:

I. Chapter 98, Division 5, Section 98-67 of the Houghton City Code is amended to read as follows:

DIVISION 5 – R-4 REDEVELOPMENT READY RESIDENTIAL DISTRICT

Sec. 98-66. Intent.

The R-4 Redevelopment Ready Residential District is intended to encourage:

1. The renovation and conversion of current unsightly housing stock, or housing stock which fails to comply with the current property maintenance codes (Chapter 14, Article III of the City of Houghton Code of Ordinances) into multi-unit dwellings or residential units. These multi-unit dwellings or residential units will have new or refurbished siding or exterior treatments, windows and roofing that improve the overall appearance of the renovated housing stock and neighborhood; or
2. The demolition of current unsightly housing stock, or housing stock which fails to comply with the current property maintenance codes (Chapter 14, Article III of the City of Houghton Code of Ordinances) and its replacement with new residential units or new multi-unit dwellings. These residential units or multi-unit dwellings will have new siding or exterior treatments, windows and roofing that improve the overall appearance of the neighborhood; or
3. Existing housing stock that is currently in compliance with the property maintenance codes (Chapter 14, Article III of the City Houghton Code of Ordinances) into multi-unit dwellings; or
4. The construction of new dwellings on vacant lots.

The intent is the improved appearance of a neighborhood in exchange for an allowed density higher than R-3.
Cross ref. Chapter 14, Article III

Sec. 98-67. Development Standards.

Minimum Lot area per dwelling unit*:

Efficiency/One Bedroom	300 sf per unit
Two Bedroom	600 sf per unit
Three Bedroom	900 sf per unit
Four Bedroom	1,200 sf per unit
Increase 300 sf for each additional bedroom.	

Maximum Height

Of Structures: 40 feet

Minimum Yard Front –10**
Setbacks in feet: Side -- 5
 Rear – 15***

Minimum Percentage
of Lot Landscaped: 20

*See Article 7, Section 98-762 regarding nonconforming lots.

**Where the existing front yards of two or more principal structures in any block in the same district and on the same side of the street are less than the minimum required front yard, any subsequent buildings within that block need not have a front yard greater than the minimum depth of any existing front yard.

***Whenever a rear yard abuts a side yard on the same side of a street in a residential district, the required side yard abutting the street shall not be less than the required front yard of the district in which it is located.

Sec. 98-68. Principal uses permitted.

1. All principal uses permitted and as regulated in the R-1 and R-2, and R-3 residential districts.

Sec. 98-69. Uses permitted only with a Special Land Use Permit in Article 6, Division 2 and subject to the use standards in Article 4.

1. Home Based Business.

Secs. 98-70 – 98-80 reserved.

This Ordinance was enacted by the City Council of the City of Houghton, Houghton County, Michigan on the ____ day of _____, 2019. Effective the ____ day of _____, 2019.

Robert Backon, Mayor

Ann Vollrath, City Clerk