



193 E. MICHIGAN AVENUE • ROGERS CITY, MI 49779-1615

OFFICE (989) 734-2191 / FAX (989) 734-4833

**CITY OF ROGERS CITY
PUBLIC NOTICE**

The City of Rogers City Planning Commission has scheduled a public hearing February 15, 2024 at 4 p.m. at City Hall, 193 E. Michigan Ave., Rogers City, MI 49779, to consider an amendment to Article 3, Section 32-34, of the Rogers City Zoning Ordinance (Ordinance 2011-1, as amended) which, if enacted, would remove existing standards for manufactured homes newly sited on individual lots and create new standards for one- or two-family homes newly sited on individual lots.

Complete copies of the proposed amendments can be viewed at City Hall or at www.rogerscity.com. The public can provide input at the hearing or in advance in writing mailed or dropped off to the address above. Questions should be directed to the zoning administrator at (989) 734-2191 Ext. 205.

Terri L. Koss
City Clerk/Treasurer

CITY OF ROGERS CITY
STATE OF MICHIGAN
ORDINANCE 2024-01

AN ORDINANCE AMENDING ARTICLE 3, SECTION 32-34 OF THE CITY OF ROGERS CITY ZONING ORDINANCE (ORDINANCE 2011-1, AS AMENDED) TO REMOVE EXISTING STANDARDS FOR MANUFACTURED HOMES NEWLY SITED ON INDIVIDUAL LOTS AND ADD NEW STANDARDS FOR ONE- OR TWO-FAMILY DWELLINGS NEWLY SITED ON INDIVIDUAL LOTS

THE CITY OF ROGERS CITY ORDAINS:

Section 1. Article 3 (General Provisions), Section 32-34 (Manufactured Homes on Individual Lots), is renamed "One-Family and Two-Family Dwellings on an Individual Lot" with the text amended as follows (all text in red with strikethrough is eliminated, while all language in blue is added)

~~A manufactured home newly sited on an individual lot shall meet the standards for minimum lot size, yard set-backs, and minimum floor area for the district in which it is located and shall meet the following additional standards:~~

~~A. Manufactured homes shall be attached to an approved foundation or basement and shall be anchored using a system that meets the Michigan Manufactured Housing Commission requirements.~~

~~B. The wheels, axles, and towing assembly shall be removed from a manufactured home before the unit is attached to the foundation. Additionally, no manufactured home shall have any exposed undercarriage or chassis.~~

~~C. Manufactured homes shall be installed according to the United States Department of Housing and Urban Development (HUD) regulations entitled "Manufactured Home Installation Standards" and the construction of the unit shall comply with the United States Department of Housing and Urban Development (HUD) regulations entitled "Manufactured Home Construction and Safety Standards", being 24 CFR part 3280, as amended.~~

~~D. Manufactured homes shall not be attached to each other. Additions, new roofs, and accessory buildings may be attached to a manufactured home.~~

~~E. No manufactured home shall be located or placed in Rogers City without prior completion of site preparation to include electric, water, sewage disposal, and foundation to meet the current HUD rules and regulations and District Health Department regulations.~~

~~F. Manufactured homes shall not be used as accessory buildings.~~

A newly sited One Family or Two Family dwelling on an individual lot shall meet the standards for minimum lot size, yard set-backs, and minimum floor area for the district in which it is located and shall meet the following additional standards, unless otherwise allowed by this ordinance:

A. A One Family or Two Family dwelling shall incorporate exterior building wall, foundation and roof configurations that are similar to the dwelling units on adjacent properties or in the surrounding residential neighborhood. The minimum width across any front, side, or rear elevation shall be 24 feet. The average width-to-depth or depth-to-width ratio of the dwelling, as measured along the outside of the perimeter walls, shall not exceed 2.5 to one. The roof over-hang shall be a minimum of six inches on at least two sides. Minimum width and maximum depth-to-width ratio do not apply to secondary dwelling units allowed by §32-280

- B. No One Family or Two Family dwelling shall be located or placed in Rogers City without prior completion of site preparation including but not limited to electric, water, sanitary sewer, and foundation.
- C. A One Family or Two Family dwelling shall have exterior materials similar to and aesthetically compatible with the dwelling units on adjacent properties or in the surrounding residential neighborhood. Such materials shall include siding, windows, porches, shingles and other roofing materials.
- D. Manufactured homes shall be installed according to the United States Department of Housing and Urban Development (HUD) regulations entitled "Manufactured Home Installation Standards" the Michigan Manufactured Housing Commission regulations and current State of Michigan Building code, except that all such dwellings shall be attached to a crawl space, basement or approved slab-on-grade foundation, and shall have the same perimeter dimensions as the dwelling.
- E. Manufactured home construction shall comply with the United States Department of Housing and Urban Development (HUD) regulations entitled "Manufactured Home Construction and Safety Standards", being 24 CFR part 3280, as amended.
- F. Manufactured homes shall have wheels, axles, and towing assembly removed before the unit is attached to the foundation. Additionally, no manufactured home shall have any exposed undercarriage or chassis. Any skirting shall be similar in appearance to brick or masonry block.
- G. Manufactured homes shall not be used as accessory buildings.
- H. Manufactured homes shall not be attached to each other. Additions, new roofs, and accessory buildings may be attached to a manufactured home.
- I. Determinations. This Section is not intended to prohibit innovative architectural design, or site features. The compatibility of design and appearance shall be determined by the City Planner. Any determination of compatibility shall be based upon these standards, with a comparison to the character, design, and appearance of the surrounding residential neighborhood, but excluding manufactured homes located in a manufactured housing community.

Section 2. If any clause, sentence, paragraph or part of this Ordinance shall for any reason be finally adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance but shall be confined in its operation to the clause, sentence, paragraph or part thereof directly involved in the controversy in which such judgment is rendered.

Section 3. The City of Rogers City Zoning Ordinance, except as herein or heretofore amended, shall remain in full force and effect. The amendments provided herein shall not abrogate or affect any offense or act committed or done, or any penalty or forfeiture incurred, or any pending fee, assessments, litigation, or prosecution of any right established, occurring prior to the effective date hereof.

Section 4. A summary of the provisions of this ordinance shall be published within fifteen (15) days of adoption.

Section 5. This ordinance shall take effect upon the expiration of seven days after the publication of a summary of its provisions.

Scott McLennan
Mayor

Terri Koss
City Clerk