

City of Grand Ledge Ordinance # _____

An Ordinance Amending the Grand Ledge City Code, Chapter 46, Zoning, Article XVIII, General Exceptions, Section 46-510, Porches in Residential Districts.

The City of Grand Ledge Ordains:

Section 1. Change. The Grand Ledge City Code, Chapter 46, Zoning, Article XVIII, General Exceptions, Section 46-510, Porches in Residential Districts, is amended, as follows:

Section 46-510. Porches in residential districts.

- (a) ~~An unenclosed porch, deck, balcony, or awning may project from a principal building into the required rear setback for a distance not to exceed 15 feet; into a required front yard setback area for a distance not to exceed eight feet; and into a required side yard setback area for a distance not to exceed three feet, but in no case shall a porch, deck, balcony, or awning be placed closer than five feet to any lot line. When projecting from a detached accessory building, an unenclosed porch, deck, balcony, or awning must comply with the minimum setback requirements for detached accessory buildings contained in section 46-5. Physical structures relating to barrier-free access, such as ramps, shall not be required to comply with setback requirements.~~ The setbacks for unenclosed porches, decks, balconies, and awnings are as follows:
- (1) In no case shall a porch, deck, balcony, or awning be placed closer than ten (10) feet to a front lot line, five (5) feet to a side lot line, nor fifteen (15) feet to a rear lot line.
 - (2) Front yard: eight (8) feet into the required front yard setback or eight (8) feet from the front wall of the existing principal building, whichever extends less into the front yard.
 - (3) Side yards: three (3) feet into the required side yard setback or three (3) feet from the side wall of the existing principal building, whichever extends less into the side yard.
 - (4) Rear yard: fifteen (15) feet into the required rear yard setback or fifteen (15) feet from the rear wall of the existing principal building, whichever extends less into the rear yard.
 - (5) Physical structures relating to barrier-free access, such as ramps, shall not be required to comply with setback requirements, but shall not be permitted to project into the public right-of-way.
- (b) For purposes of this section, the term "unenclosed" means a porch, deck, balcony, or awning which, except for roofs, pillars, posts, or railings, is completely open to the elements on at least two sides. If an unenclosed porch, deck, balcony, or awning projects into the required setbacks ~~as stated above for the principal building~~, such structures shall not be enclosed by walls, windows, doors, screens, or other barriers unless they are brought into compliance with the required setback requirements of this chapter.

Section 2. Severability. The provisions of this ordinance are severable, and if any section, sub-section, paragraph, sentence, clause, phrase or portion of this ordinance is, for any reason, held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of all remaining sections, sub-sections, paragraphs, sentences, clauses, phrases or portions of this ordinance.

Section 3. Section Headings. The section headings used in this ordinance are for convenience only and are not a part of this ordinance.

Section 4. Effective Date. This ordinance shall take effect seven days after it has been adopted by the Grand Ledge City Council.

Introduced by the Grand Ledge City Council this _____ day of _____, _____.

Motion by

Second by

Ayes:

Nays:

Absent:

Adopted by the Grand Ledge City Council this _____ day of _____, _____.

Motion by

Second by

Ayes:

Nays:

Absent:

Approved:

Thomas J. Sowle, Jr., Mayor

I, Gregory Newman, Grand Ledge City Clerk, certify this is Ordinance #_____ adopted by the Grand Ledge City Council at a meeting held the _____ day of _____, _____, a meeting held according to the Open Meetings Act, Public Act No. 267 of 1976, as amended. I further certify Ordinance #_____ was published in the Grand Ledge Independent, a newspaper of general circulation in the City of Grand Ledge, the _____ day of _____, _____, subsequent to its adoption.

Gregory L. Newman, City Clerk

Introduced:

Public Hearing:

Adopted:

Published:

Effective: