

VILLAGE OF CASS CITY
PROPOSED ORDINANCE NO. 200

AN ORDINANCE TO AMEND ZONING AMENDMENT;
DIVISION 7, COMMUNITY BUSINESS DISTRICTS, SECTION 46-294,
PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS

THE VILLAGE OF CASS CITY ORDAINS:

Section 1. The Village Council of Cass City hereby amends the Village Ordinance, Section 46-294, Community Business Districts, to include the following:

“Sec. 46-294 Principal uses permitted subject to special conditions.

(3) Residential Occupancy of First (ground) Floor:

The first (ground) floor of a building may be used for residential, one family occupancy, providing the following conditions are met:

A) Each first floor dwelling unit shall have a **separate, non-public front egress, or an egress in the side or rear of the building.**

B) Exterior design and façade materials of the new or redeveloped residential building shall complement or be comparable to the façade plan of surrounding residential/commercial structures.”

C) Commercial/Business Space shall be located in the front of the building.

D) **Living Units shall be located in the rear of the building.**

E) **Living Space shall not exceed 50% of total first floor building space.**

A MOTION TO AMEND ZONING AMENDMENT; DIVISION 7, COMMUNITY BUSINESS DISTRICTS, SECTION 46-294, PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS”

Was offered by Trustee _____ and supported by Trustee _____

Ayes: Nays:

Resolution: Approved / Not Approved

Section 2. This Ordinance is hereby declared to have been adopted by the Village of Cass City Council at a meeting thereof duly called and held on the ___ day of _____, 2025 and ordered to be given effect immediately upon its adoption.

_____, Village President

_____, Village Clerk

Notice of adoption published in the Tuscola County Advertiser on _____, 2025.

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of an Ordinance adopted by the Village Council of the Village of Cass City, County of Tuscola, State of Michigan at a regular meeting of Village Council duly called and held on the _____ day of _____, 2025.