

## AMENDMENTS TO ZONING ORDINANCE

An ordinance to amend Appendix A of the Zoning Ordinance of the City of Sturgis to provide for the modification of Articles IX - Off Street Parking and Loading Requirements for residential driveways and parking areas and an effective date of this Ordinance.

WHEREAS, the City Commission, upon recommendation from the Planning Commission, has determined that it is in the best interest of the residents of the City to modify the Zoning Ordinance to provide for the modification of regulation of residential driveways and parking areas within the City;

NOW, THEREFORE, the City of Sturgis, St. Joseph County, Michigan ordains:

Appendix A of the Zoning Ordinance of the City of Sturgis, Article IX, Section 1.0902 (G) (2) (b) is hereby modified to provide as follows effective as of July 1, 2025.

## Article IX. Off-Street Parking and Loading Requirements

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1.0902

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(G)

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(2)

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(b) All new or improved driveways and parking areas shall be constructed with an approved surface. A solid surface material is required for any portion of a driveway or parking area located within the front yard.

Acceptable solid surface materials include a minimum two-and-a-half (2.5) inches of asphalt or a minimum of four (4) inches of concrete. Bricks or pavers may be permitted if installed per the manufacturer's specifications for driveways or parking areas but may not be used in the right-of-way or sidewalk area. All work in the right-of-way or public sidewalk area must be permitted by the city of Sturgis engineering department.

The portion of driveway or parking area located outside of the front yard may be constructed with a solid surface material or an approved aggregate material, provided it meets the following minimum standards:

### 1. **Site Preparation.**

The driveway or parking shall not be placed on organic material, including topsoil and vegetation. A minimum of six (6) inches of compacted inorganic base material shall be in place before any aggregate surface is installed. Finish grade shall be even with remainder of site.

### 2. **Base and Surface Requirements.**

Approved aggregate material surfaces shall consist of a minimum of four (4) inches of material. Acceptable aggregate materials include:

- MDOT 21AA.
- Limestone.
- Crushed concrete (recycled and screened).
- Crushed granite or similar angular stone.
- Crushed asphalt (reclaimed asphalt pavement/RAP) with a maximum nominal size of 1-1/2 inches, provided it is compacted to a firm, stable surface and does not produce dust or track material into the street.
- Or other approved material by city of Sturgis Engineering Department.

The following materials are not permitted: sand, rounded stone or pea gravel.

### **3. Edge Containment and Dust Control.**

Gravel or aggregate material shall be contained to the defined driveway or parking area with edging, curbing, or similar methods to prevent migration. Dust control measures may be required by the City as a condition of approval.

Existing driveways and parking areas may be maintained with their current surface material, unless it is prohibited material. However, any expansion, alteration, or removal of a driveway or parking area requires permit review and approval by the City prior to the start of any work to verify compliance with City ordinance requirements.

*Exception: Existing non-hard surface driveways or parking areas permitted prior to 2011 may be expanded by up to two (2) feet in width without requiring this additional area to be constructed of solid surface material. This exception may only be utilized once and is subject to compliance with all other applicable requirements of this zoning ordinance. Edge containment will be required.*

### **Other Applicable Restrictions**

Property owners are advised that subdivision regulations, deed restrictions, restrictive covenants, or homeowner association rules may impose additional requirements beyond this ordinance section. Some of these may require the entire driveway or parking area to be constructed of solid surface materials.