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ZONING ORDINANCE UPDATE



- ▶ Zoning is the process of dividing land in a municipality into zones in which certain land uses are permitted or prohibited.
- ▶ Purpose: To regulate land use, promote orderly growth, and separate incompatible uses.
 - ▶ It helps to protect property values and ensure health and safety.

UNDERSTANDING HOW ZONING SHAPES OUR COMMUNITIES



Zoning works at different scales to achieve community goals



Building

What can I build on my lot?
How can I use my building?



Neighborhoods

How do buildings relate
to each other?
What uses are
compatible with each
other?



City

Where do people live and where
do people work and go to school?
How do commercial corridors and
industrial areas relate to
surrounding neighborhoods?

ZONING'S FUNCTION

An isometric illustration of a city grid with various buildings, streets, and green spaces, rendered in shades of blue and white. The background is a solid blue color.

Residential (R):

Housing like single-family, apartments, condos.

Commercial (B):

Retail, offices, restaurants.

Industrial (I):

Warehouses, assembly, factories.

Mixed-Use (MU):

Combines residential, commercial, etc.

Open Space (OS):

Parks, nature preserves.

Planner Unit Development (PUD):

A unified development designed over a single or multiple parcels. Typically including multi-family residential and/or a mix of uses.

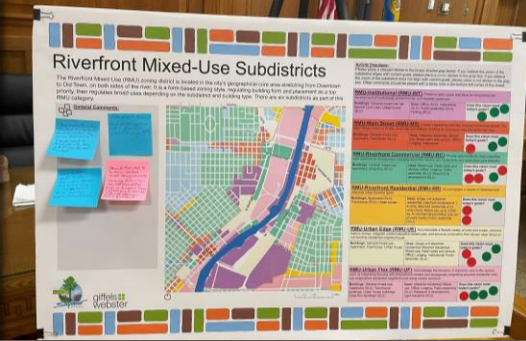
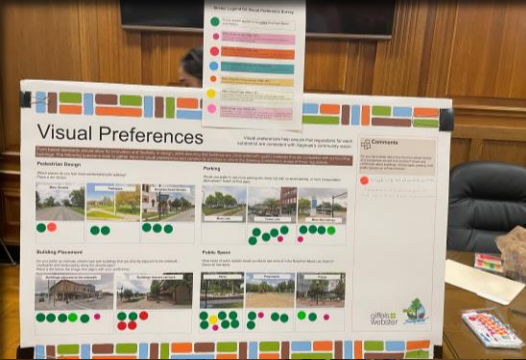
TYPES OF ZONING



The City of Saginaw's Master Plan sets forth several important goals:

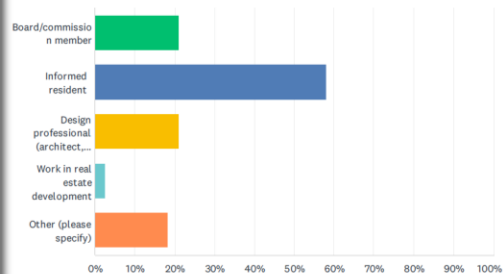
- ▶ Improve neighborhood stability
 - Allow for greater variety in building types
- ▶ Enhance sense of place
 - Encourage the mixing of compatible uses
- ▶ Strengthen community viability
 - Promoting flexibility to encourage the redevelopment of vacant and underutilized land and buildings
- ▶ Create a clear, transparent and accessible code

KEY GOALS OF THE ZONING REWRITE



Q2 Why do you use the zoning ordinance?

Answered: 38 Skipped: 5



Regular Steering Committee Meetings

Public Workshops

Survey Updates

Open House

COMMUNITY ENGAGEMENT AND ZONING REWRITE

CHANGES TO THE ORDINANCE THAT MAY AFFECT YOU.

- ▶ Added Accessory Dwelling Units (ADU's) w/ owner-occupancy requirement.
- ▶ New Mixed Use Zones (MU-1 to MU-4) replace previous "Form-Based Riverfront Zones."
- ▶ Expanded the Form Based Mixed Use Zones in portions of the City.
- ▶ Allow greater flexibility; Planning Commission cite findings to grant relief.
- ▶ Reduction in minimum residential floor area from 864 sf to 600 sf.
 - ❖ Tiny Homes Discussion

Any questions or
thoughts?





Saginaw Zoning Ordinance

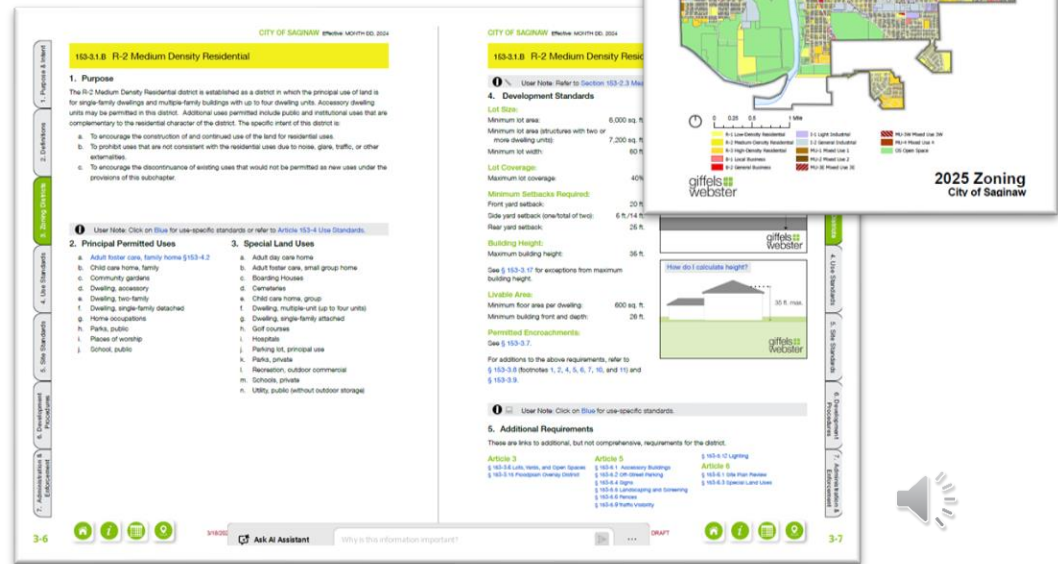
April 9, 2025



What is Zoning?

The rules and regulations overseeing new development. Zoning divides the city into different areas or “zones” with specific regulations on how each zone can be used and developed.

- Consists of text and a map.
- Regulations are aligned with the 2022 Master Plan. The Master Plan establishes the City’s vision for development.
- Balance between private property rights and community development goals.



Zoning Can Be Frustrating

- Often hosted on clunky websites with thousands of buried regulations
- Illogical headers and conflicting regulations are common
- May be difficult to understand and interpret consistently



The image shows a woman in a business suit holding her head in her hands, expressing frustration. This is overlaid on a screenshot of a zoning code website. The website has a complex, multi-level navigation menu on the left with categories like 'TITLE IX: GENERAL REGULATIONS', 'TITLE XI: BUSINESS REGULATIONS', 'TITLE XIII: GENERAL OFFENSES', 'TITLE XV: LAND USAGE', 'CHAPTER 150: BUILDING REGULATIONS', 'CHAPTER 151: PROPERTY MAINTENANCE REGULATIONS', 'CHAPTER 152: SUBDIVISION CONTROL', 'CHAPTER 153: ZONING CODE', and 'MISCELLANEOUS PROVISIONS'. The main content area displays '§ 153.001 PURPOSE.' and '§ 153.002 PREAMBLE.' with detailed text about the purpose and intent of the zoning code. The website interface appears cluttered and difficult to navigate, reinforcing the theme of frustration.

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webster



153-3.1.A R-1 Low-Density Residential

1. Purpose

The R-1 Low-Density Residential district is established as a district in which the principal use of land is for single-family dwellings. Accessory dwelling units may be permitted in this district. Additional uses permitted include public and institutional uses that are complementary to the residential character of the district. The specific intent of this district is:

- To encourage the construction of and continued use of the land for single-family dwellings.
- To prohibit business, commercial, or industrial use of land, and to prohibit any other use which would substantially interfere with development or continuation of single-family dwellings in the district.
- To encourage the discontinuance of existing uses that would not be permitted as new uses under the provisions of this subchapter.
- To discourage any land use which would generate traffic on minor or local streets other than normal traffic generated by the residents on those streets.

User Note: Click on [Blue](#) for use-specific standards or refer to [Article 153-4 Use Standards](#).

2. Principal Permitted Uses

- Adult foster care, family home §153-4.2
- Child care home, family
- Community gardens, principal use
- Dwelling, accessory §153-4.7
- Dwelling, single-family detached §153-4.9
- Home occupations §153-4.11
- Parks, public §153-4.24
- Places of worship §153-4.22
- School, public

3. Special Land Uses

- Adult day care home
- Cemeteries §153-4.3
- Golf courses
- Hospitals §153-4.13
- Parking lot, principal use §153-4.20
- Parks, private §153-4.21
- Schools, private
- Utility, public (without outdoor storage)

153-3.1.A R-1 Low-Density Residential

User Note: Refer to [Section 153-2.3 Measurements](#) for definitions and rules for measurements.

4. Development Standards

- Lot Size:**
Minimum lot area: 6,000 sq. ft.
Minimum lot width: 60 ft.
- Lot Coverage:**
Maximum lot coverage: 40%
- Minimum Setbacks Required:**
Front yard setback: 20 ft.
Side yard setback (one/total of two): 6 ft./14 ft.
Rear yard setback: 26 ft.

- Building Height:**
Maximum building height: 35 ft.

See § 153-3.17 for exceptions from maximum building height.

- Livable Area:**
Minimum floor area per dwelling: 600 sq. ft.
Minimum building front and depth: 26 ft.

- Permitted Encroachments:**
See § 153-3.7.

For additions to the above requirements, refer to § 153-3.8 (footnotes 1, 2, 4, 5, 6, and 11) and § 153-3.9.

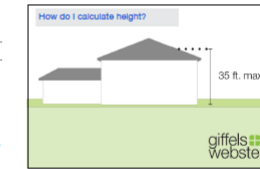
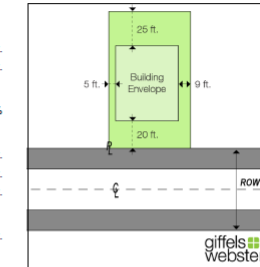
User Note: Click on [Blue](#) for use-specific standards.

5. Additional Requirements

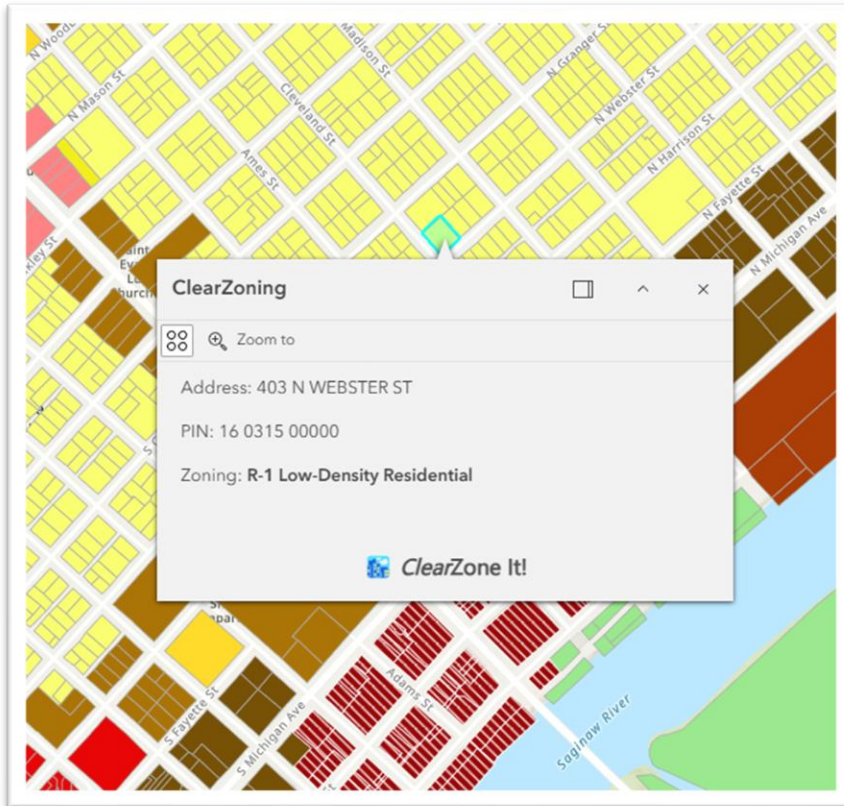
These are links to additional, but not comprehensive, requirements for the district.

- Article 3**
§ 153-3.6 Lots, Yards, and Open Spaces
§ 153-3.15 Floodplain Overlay District

- Article 5**
§ 153-5.1 Accessory Buildings
§ 153-5.2 Off-Street Parking
§ 153-5.4 Signs
§ 153-5.5 Landscaping and Screening
§ 153-5.6 Fences
§ 153-5.9 Traffic Visibility
§ 153-5.12 Lighting



Find Your District



153-3.1.A R-1 Low-Density Residential

1. Purpose

The R-1 Low-Density Residential district is established as a district in which single-family dwellings. Accessory dwelling units may be permitted in this district include public and institutional uses that are complementary to the residential specific intent of this district is:

- To encourage the construction of and continued use of the land for single-family dwellings.
- To prohibit business, commercial, or industrial use of land, and to prohibit any other use which would substantially interfere with development or continuation of single-family dwellings in the district.
- To encourage the discontinuance of existing uses that would not be permitted as new uses under the provisions of this subchapter.
- To discourage any land use which would generate traffic on minor or local streets other than normal traffic generated by the residents on those streets.

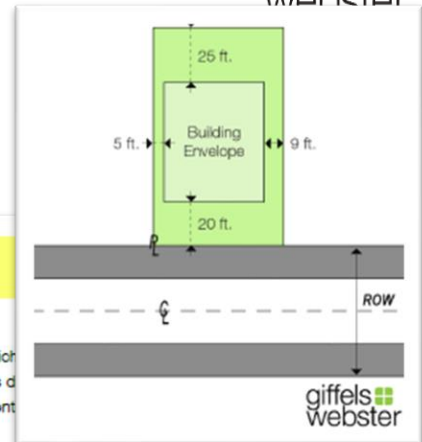
User Note: Click on [Blue](#) for use-specific standards or refer to [Article 153-4 Use Standards](#).

2. Principal Permitted Uses

- [Adult foster care, family home §153-4.2](#)
- [Child care home, family](#)
- [Community gardens, principal use](#)
- [Dwelling, accessory §153-4.7](#)
- [Dwelling, single-family detached §153-4.9](#)
- [Home occupations §153-4.11](#)
- [Parks, public §153-4.24](#)
- [Places of worship §153-4.22](#)
- [School, public](#)

3. Special Land Uses

- [Adult day care home](#)
- [Cemeteries §153-4.3](#)
- [Golf courses](#)
- [Hospitals §153-4.13](#)
- [Parking lot, principal use §153-4.20](#)
- [Parks, private §153-4.21](#)
- [Schools, private](#)
- [Utility, public \(without outdoor storage\)](#)



Based on Draft Ordinance for 3/3/2025 Work Session

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Organization

- Article 1: Purpose and Intent
- Article 2: Definitions
- Article 3: Zoning Districts
- Article 4: Use Standards
- Article 5: Site Standards
- Article 6: Development Procedures
- Article 7: Administration and enforcement



Purpose and Intent

- Establishes purpose of ordinance
- Serves as guide for decision-making

153-1.1 Purpose

The purpose of this chapter is to regulate and restrict the use of land and buildings by dividing the city into districts; defining certain terms used therein; imposing regulations, prohibitions, and special use restrictions governing the erection, construction, reconstruction of structures and buildings and lands to be used for business, industry, residence, social, and other specified purposes; regulating and limiting the height and bulk of buildings and other structures and regulating and limiting lot occupancy and the size of yards and other open spaces; regulating and limiting the density of population; establishing floor space requirements to assure adequate light and ventilation of buildings; limiting congestion upon the public streets by providing for the off-street parking and loading of vehicles; providing for the gradual elimination of nonconforming uses of land, buildings, and structures through purchase, condemnation, or otherwise; creating a Board of Appeals on Zoning, defining and limiting the powers and duties of said Board, and setting standards to guide actions of said Board; providing for administration of this chapter and for amendments, supplements or changes thereto; providing for resolution of conflicts with the Michigan Zoning Enabling Act (Act 110 of 2006 M.C.L. 125.3101 *et seq.*) or other acts, ordinances, or regulations; and providing penalties for violation of this chapter.

153-1.2 Preamble

In accordance with the authority and intent of M.C.L. 125.3101 *et seq.* as amended, the city desires to provide for the orderly development of the city, consistent with the city's Comprehensive Plan, which is essential to the well-being of the city, and which will place no undue burden upon developers, industry, trade, service, and other uses of land; to ensure that uses of the land shall be situated in appropriate locations and relationships; to limit the inappropriate overcrowding of land and congestions of population and transportation systems and other public facilities; to facilitate adequate and efficient provisions for transportation systems, sewage disposal, water energy, education, recreation and other public service, and facility needs; and to promote the public health, safety, and welfare within the city.

153-1.3 Enabling Authority

This chapter is adopted pursuant to M.C.L. 125.3101 *et seq.* Said Act is hereby made a part of this chapter just as if it were word for word repeated herein.

153-1.4 Short Title

Chapter 153 of the City of Saginaw, Michigan Code of Ordinances shall be known and may be cited as the "Zoning Code" or the "Zoning Ordinance" of the City of Saginaw.



Definitions

CITY OF SAGINAW Effective: MONTH DD, 2024

L Library Livable Area Loading Space Local Street Lot Lot, Corner Lot Coverage Lot Depth Lot, Depth Lot, Double Frontage Lot, Interior Lot Line, Front Lot Line, Rear Lot Lines Lot Line, Side Lot of Record Lot, Through Lot Width Lot, Zoning	M Major Thoroughfare Manufacturing, Heavy Manufacturing, Light Manufacturing, Medium Marijuana, Act Marijuana Establishment Marijuana, Excess Grower Marijuana, Grower Marijuana, Person Marijuana, Processor Marijuana, Retailer Marijuana, Safety Compliance Facility Marijuana, Secure Transporter Massage Therapy Meat Packing Medical Office Mezzanine Microbreweries, Small Distilleries, and Small Winemakers Mining and Extraction Mobile Food Court Mobile Home Park Modular Home Monopole Tower Municipal Park Museum N Nonconforming Building Nonconforming Lot Nonconforming Use	O Occupancy Occupancy Load Occupied Off-Street Parking Lot Open Air Business Uses Ordinance Outdoor Storage Outlot P Parking Deck Parking Lot, Principal Use Parking Space Park, Private Park, Public Penal and Correctional Institutions Permit Personal Service Place of Assembly Place of Worship Planned Unit Development (PUD) Planned Unit Development (PUD) Plan Plaza Porch Porch, Enclosed Porch, Open Power Plant Primary Facade Primary Street Public Notice
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R Railroad Stations Recreational Vehicle Recreation, Indoor Commercial Recreation, Outdoor Commercial Research and Development Retail Store Retaining Wall Rezoning Right-of-Way Riverfront Rooming House	S School Secondary Facade Secondary Street Self-Storage Senior Housing Service Establishment of an Office, Showroom, Workshop Nature Setback Setback Zone Short Term Rental Signs, Awning Sign Signs, Banner Sign Signs, Billboard Signs, Canopy (Awning) Sign Signs, Changeable Copy Signs, Construction Sign Signs, Decorative Display Signs, Entryway Sign Signs, Freestanding Sign Signs, Inflatable Sign Signs, Marquee Sign Signs, Monument Sign Signs, Off-Site Signs, On-Site Signs, Permanent Signs, Pole Signs, Portable Sign Signs, Premises Signs, Projecting Sign Signs, Public Signs, Roof Sign Signs, Sign Signs, Sign Area Signs, Sign Face Signs, Temporary Sign Signs, Wall Sign Signs, Window Sign Signs, Yard Sign Site Plan Stepback
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2-4

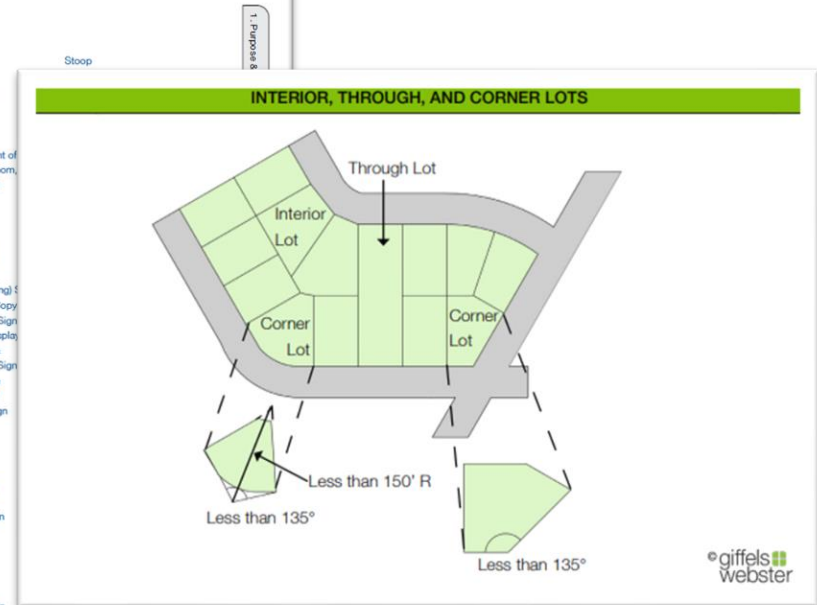
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2-5

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Use Standards

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- 1. Purpose & Intent
- 2. Definitions
- 3. Zoning Districts
- 4. Use Standards
- 5. Site Standards
- 6. Development Procedures
- 7. Administration & Enforcement

153-4.12 Homeless Shelters

- A. Homeless shelters shall comply with the following requirements:
1. The minimum lot area requirements for homeless shelters shall be determined from yard space, and off-street parking requirements or the minimum lot area requirements for the district, whichever is greater.
 2. All operational activities shall occur within the shelter building.

153-4.13 Hospitals

- A. Hospitals shall comply with the following requirements:
1. The minimum lot area for any hospital located in the R-1, R-2, or R-3 zoning districts shall be five acres.
 2. The hospital shall be obscured from all residential property view with a masonry wall at least five feet in height.
 3. The site must abut a major thoroughfare with all ingress and egress directly to said thoroughfare.

153-4.14 Junkyards

- A. Junkyards shall comply with the following requirements:
1. A minimum lot size of 10 acres is required
 2. A major screening buffer shall be provided along the outer boundary of the entire site, meeting the requirements of § 153-5.5(M)(5). In addition, a masonry wall not less than six feet in height shall be required at the outermost boundaries of the major screening buffer.
 3. Junk may not be stacked higher than the height of the screening wall.

4-12



3/18/2025 DRAFT

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CITY OF SAGINAW Effective: MONTH DD, 2024

- 1. Purpose & Intent
- 2. Definitions
- 3. Zoning Districts
- 4. Use Standards
- 5. Site Standards
- 6. Development Procedures
- 7. Administration & Enforcement

153-4.15 Marihuana Establishments

- A. This section shall be known as the Marihuana Establishments Zoning Ordinance.
- B. **Purpose.** Marihuana businesses have demonstrated a strong demand for storefront spaces and other business locations. It has been observed that without separation distances, this particular use will concentrate in clusters. In order to limit the intensity and density of this use, and to recognize that separation distances are desired from sensitive uses (e.g., schools, churches, parks, substance use disorder programs, etc.), special regulation of marihuana establishments has been deemed necessary. It is the intent of these provisions to ensure that quality of life is not impaired, neighborhood character is preserved, commercial retail viability and variety is enhanced and encouraged, and the stability of industrial areas is maintained.
- C. **Applicability.** Any land use that requires a license from the Michigan Department of Licensing and Regulatory Affairs (LARA) in the administration of the Michigan Regulation and Taxation of Marihuana Act, being Initiated Law 1 of 2018, M.C.L. § 333.27951 et seq., as amended, or its corresponding administrative rules, shall require review and approval as specified within this Code. Provisions of this section do not apply to the medical use of marihuana in compliance with the Michigan Medical Marihuana Act (MMMA), being Initiated Law 1 of 2018, M.C.L. § 333.26424, as amended.
- D. **Approval Procedures for Marihuana Establishments.**
1. Development of marihuana establishments shall be approved by either the Planning Commission or the Chief Inspector as set forth below. The type of marihuana establishments allowed within the city, and the zoning classification where such marihuana establishments are allowed to be located within the city, shall be as set forth as follows.

Table 153-4.15(D)(1) Approval Procedures for Marihuana Establishments

License	Description	Criteria	Review Procedure
Grower - Any Class excluding Excess Growers	New or Major Expansion	More than 25% increase in square footage	Planning Commission Review and Approval
	Class change and/or license stacking for same use	Less than or equal to 25% increase in square footage	Chief Inspector Review and Approval
Excess Growers	New or Any Expansion	—	Planning Commission Review and Approval
Microbusinesses, designated consumption establishments, marihuana event organizers, and temporary marihuana events are prohibited in the city.			



4-13



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Site Standards

153-5.3 Off-Street Loading

- A. On the same premises with every building, structure, or part thereof erected and occupied for commercial or industrial uses involving the receipt or distribution of vehicles, materials, or merchandise, there shall be provided and maintained on the lot, or within such building or structure, adequate space for standing, loading, and unloading services in order to avoid undue interference with public use of the streets and alleys.
- B. Such loading and unloading space, unless otherwise adequately provided for, shall be an area 10 feet by 50 feet, and 15 feet height clearance, according to the following schedule:

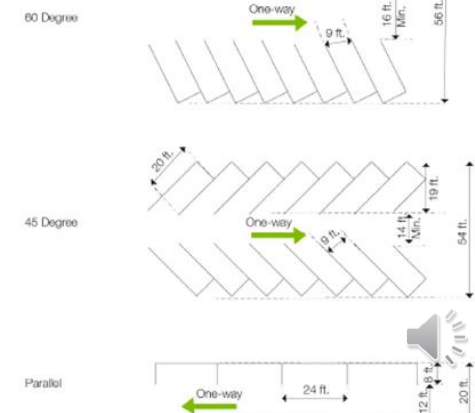
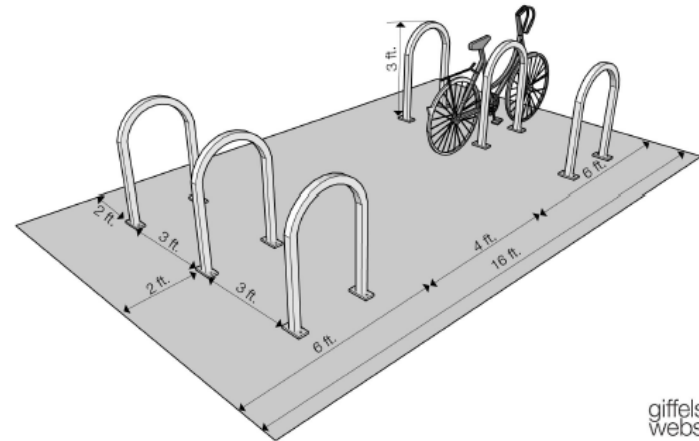
Table 153-5.3(B) Off-Street Loading and Unloading Spaces Required in Terms of Square Feet of Gross Floor Area		
Gross Floor Area (in square feet)	Commercial	Industrial
0 - 5,000	None	None
5,001 - 20,000	1	1 + 1/5,000 in excess of 5,000
20,001 - 50,000	1 + 1/20,000 in excess of 20,000	3 + 1/15,000 in excess of 20,000
50,001 - 100,000	1 + 1/20,000 in excess of 20,000	5 + 1/10,000 in excess of 20,000
100,001 - 300,000	5 + 1/100,000 in excess of 100,000	10 + 1/100,000 in excess of 100,000
300,001 - 500,000	10 + 1/100,000 in excess of 300,000	10 + 1/100,000 in excess of 300,000
Over 500,000	12 + 1/250,000 in excess of 500,000	14 + 1/150,000 in excess of 500,000
Stacking spaces shall have a minimum width of 8 feet and a minimum length of 20 feet.		

- C. Multiple-family residential uses with more than 15 units shall include one loading space for deliveries and moving vehicles.
- D. No loading space shall be located closer than 50 feet from any R-1, R-2, or R-3 district unless located within a completely enclosed building or enclosed on all sides facing the adjacent property line by a solid masonry wall or ornamental fence of a type approved by the City Planning Commission not less than six feet in height.
- E. The Planning Commission may modify the requirements of subsections B, C, and D above, based on finding that the applicant has presented sufficient evidence that the proposed land use does not necessitate the need for traditional loading/unloading activities and can demonstrate that smaller loading/unloading vehicles will be serving the site.

153-5.4 Signs

- A. Findings. The City Further, it finds that resulted in poor side areas of the city; int effectiveness of traf
- B. Purpose.
 1. The purpose of will minimize th and identificatio
 - a. To ensure signs as a place, and manner restrictions.
 - b. To prevent the placement of on-site signs in a manner that will adjacent businesses;
 - c. To keep the number of on-site signs at a level reasonably neo and its products;
 - d. To keep on-site signs within a reasonable scale with respect to relate;
 - e. To prevent off-site signs from conflicting with business, reside
 - f. To keep an area adjacent to streets clear of signs which might motorists;
 - g. To reduce the visual distractions for motorists on the streets a
 - h. To control the use of signs and of their motion, colors, illumina distracting demand for attention which can be injurious to the being of the public and can be destructive to adjacent proper
 - i. In the case of residential land uses or districts: To prevent blig protect the aesthetio quality of residential neighborhoods.
 2. Accordingly, it has become necessary in the public interest to regul character, and other pertinent features of all signs in the city.

Figure 153-5.2(G)(3)(h)(ii) Minimum Layout Standards for Bicycle Parking Facilities



Development Procedures

1. Purpose & Intent	
2. Definitions	
3. Zoning Districts	
4. Use Standards	
5. Site Standards	
6. Development Procedures	
7. Administration & Enforcement	

Article 153-6 Development Procedures	
153-6.1 Site Plan Review	6-3
153-6.2 Amendments, Including Rezonings	6-9
153-6.3 Special Land Uses	6-13
153-6.4 Plat Approval	6-17
153-6.5 Historic District Commission	6-18

6-2 3/18/2025 DRAFT clearzoning

153-6.1 Site Plan Review

- A. **Intent.** The purpose of site plan review is to determine compliance with the provisions set forth herein and to promote the orderly development of the city, the stability of land values and investments, and the general health, safety, welfare, and to help prevent the impairment or depreciation of land values and development by the erection of structures or additions or alterations thereto without proper attention to siting and appearance. This review and approval shall be performed by the Zoning Administrator or by the Planning Commission as follows.
- B. **Review by the Zoning Administrator.**
 1. **Applicability.** The Zoning Administrator shall perform a site plan review for development involving principal permitted uses that do not require waivers from any regulations of this Chapter. In lieu of a site plan, the Zoning Administrator may perform a concept plan review for the following:
 - a. New accessory structures that do not require a building permit
 - b. Change of use to a new principal permitted use that do not include modifications to the building footprint, parking, or pedestrian or vehicular circulation.
 2. **Zoning Administrator concept plan review.** The level of information is intended to be proportional to the extent of the change and yet ensure adequate review for compliance with applicable standards. Submissions for concept plan review shall include:
 - a. Application form;
 - b. Conceptual review fee;
 - c. The name and address of the owner and any designated representative of the owner;
 - d. Written description of the proposed use;
 - e. Conceptual site plan, illustrating existing site features such as lot dimensions, general footprints of buildings and parking, and provides more detail on the areas of the site proposed to be changed. The level of information required shall be established by the Zoning Administrator or their designee, to be sufficient to ensure the modification complies with this and other applicable city codes; and
 - f. A location map.
 3. **Zoning Administrator site plan review.**
 - a. In order to perform an administrative site plan review, the application shall at a minimum comply with the informational requirements of § 153-6.1(B)(2) above and § 153-6.1(C)(4)(a) through (f) below. Additionally, the Zoning Administrator may require the submission of any information set forth in § 153-6.1(C)(4)(g).
 - b. The Zoning Administrator shall transmit copies of the site plan to the Department of Public Services and Engineering, the City Engineer, and other city departments or divisions as appropriate, for review. The Zoning Administrator may utilize findings from these departments or divisions to inform their decision to approve or deny the site plans.



Administration and Enforcement

CITY OF SAGINAW Effective: MONTH DD, 2024

153-7.3 Violations

A. General provisions.

1. A use of land or a dwelling, building, or structure, including a tent or recreational vehicle, used, erected, altered, raised, or converted in violation of a zoning ordinance or regulation adopted by this Chapter, known as the Saginaw Zoning Code, is a nuisance per se and public nuisance as defined in Chapter 94 of the City Code of Ordinances.
2. A person who violates any provision of this Chapter is responsible for a Class C municipal civil infraction, subject to payment of a civil fine as set forth in Chapter 37 of this Code of Ordinances, plus costs and other sanctions, for each infraction. Repeat offenses under this Chapter shall be subject to increased fines as provided by Ch. 37. All definitions, procedures, and provisions set forth in Ch. 37 shall govern municipal civil infractions under the provisions of this Chapter.

B. The "authorized City official" as defined in Chapter 37 of the City Code of Ordinances shall be the City official responsible for issue municipal civil infractions or municipal civil infraction violation notices pertaining to violations of this Chapter.

C. Violations of any plan approved under this chapter, or failure to comply with any requirements of this chapter, including any agreements and conditions attached to any approved plan, shall be considered a violation of this chapter as provided herein.

D. Violations during construction. Any violations of any plan approved under this chapter shall be grounds for the Zoning Administrator to order that all construction be stopped and to order that building permits and certificates of occupancy be withheld until the violation is removed or adequate guarantee of such removal is provided. On the serving of notice of a violation of this chapter, any building permits or certificates of occupancy issued for such use, building or structure shall become null and void, and new building permits or certificates of occupancy shall be required for any further use of such building, structure, or land.

E. In addition to enforcing this Chapter through the use of a municipal civil infraction proceeding or by the withholding of a certificate of occupancy, the City may initiate proceedings in the Circuit Court to abate or eliminate the nuisance per se or any other violation of this Chapter.

7-10

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153-7.4 Building Permits

A. Application Requirements.

1. The Chief Inspector shall have the power to grant permits for any disturbance of land, including excavation, construction, demolition, moving or alteration, or change in type of use or the type of occupancy of any building or structure, and to make inspections of buildings or premises necessary to carry out their duties in the enforcement of this chapter. It shall be unlawful for the Chief Inspector to approve any plans or issue a building permit for any excavation or construction until they have inspected such plans in detail and found them in conformity with this chapter. To this end, the Chief Inspector shall require that every application for a building permit for excavation, construction, demolition, moving or alteration, or change in type of use or the type of occupancy be accompanied by written statements and plans or plats drawn to scale, and showing the following in sufficient detail to enable the Chief Inspector to ascertain whether the proposed work or use is in conformance with this chapter:
 - a. The actual shape, location, and dimensions of the premises to which the permit is to apply;
 - b. The lines of all lots or parcels contained within the subject premises;
 - i. The width and alignment of all abutting streets, alleys, easements of access, and public open spaces;
 - ii. Identification of any adjacent lots under common ownership with the premises;
 - iii. The shape, size, height, and location of all buildings or other structures to be erected, altered, or moved, and of any buildings or other structures already on the lot;
 - iv. The existing and intended use of the lot and of all such structures upon it, including, in the residential areas, the number of dwelling units the building is intended to accommodate; and
 - v. Such other information concerning the lot or adjoining lots as may be essential for determining whether the provisions of this chapter are being observed.
2. If a site plan was approved following the procedures in § 153-6.1, or a PUD plan was approved following the procedures of § 153-3.1.M PUD Planned Unit Development, all permit application materials must be in conformance with the approved site plan or PUD plan.
3. If the proposed excavation, construction, moving or alteration, or use of land, as set forth in the application are in conformity with the provisions of this chapter, the Chief Inspector shall issue a permit. If any application for such permit is not approved, the Chief Inspector shall state in writing on the application the cause for such disapproval. Issuance of a permit shall in no case be construed as waiving any provisions of this chapter. If any plans filed with the Chief Inspector are rejected because they do not comply with the standards as to type and style herein established, an appeal from the ruling may be filed with the Zoning Board of Appeals, which Board shall have the power to hear and determine such appeal and give relief in accordance with the provisions of this chapter.

7-11

3/18/2025 DRAFT

clearzoning



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Table of Contents

Preface	9
How to Use This Ordinance	10
Use Matrix	17
District Summary Table	24
Zoning Map	25
Zoning Ordinance	1-1
Article 1 - Purpose and Intent	1-2
Article 2 - Definitions	2-2
Article 3 - Zoning Districts	3-2
Article 4 - Use Standards	4-2
Article 5 - Site Standards	5-2
Article 6 - Development Procedures	6-2
Article 7 - Administration and Enforcement	7-2
Appendix - Schedule of Amendments	A-2



Key Policy Changes

- Accessory dwelling units as permitted uses in several districts
- Elimination of the Office District
- Updates to the Mixed-use District form-based code, including updates to the building types and dimensional standards
- Additional flexibility and review standards to support the Planned Unit Development tool
- New standards for signs, landscaping, off-street parking, and waste management (dumpster enclosures)
- Administrative oversight/ review power over most non-discretionary requests
- Clarify processes for Zoning Board of Appeals (previously Board of Zoning Appeals) and Nonconformities



See the draft interactive map here: [City of Saginaw ClearZoning](#)