

Proposed Changes to December 1, 2022 Revision of Draft Form Based Code

Feb. 2023

Pages 01-03: Table of Contents modifications as necessary to reflect revisions.

Page 1-02: Replace text under 1.05 with the following:

The building type regulations contained within this code apply only to new buildings and additions to existing buildings not otherwise exempted by Article 1.10. Existing buildings shall comply with requirements as set forth in Figure 1.2 – Existing Building Flow Chart. Changes to exterior signage, lighting, awnings, and displays shall comply with the applicable regulations found within Article 2: General Provisions. Buildings in existence prior to the effective date of this Code not meeting the requirements contained herein shall be treated as nonconformities in accordance with Section 10-1.1702 of the Sault Ste Marie City Zoning Ordinance.

After the effective date of this Code, no building, structure, or land shall be subdivided, erected, converted, enlarged, reconstructed, moved, or structurally altered except in conformity with the regulations contained in this Code and in conformity with the area requirements of the District in which the property is located. Lots created after the effective date of this Code shall meet the requirements of the applicable District, as defined herein.

Wherever there appears to be a conflict between the Downtown Sault Ste Marie Form-Based Code and the Sault Ste Marie City Zoning Ordinance, this Code shall prevail. For development standards not covered by the Downtown Sault Ste Marie Form-Based Code, the Sault Ste Marie City Zoning Ordinance shall be used as the requirement. Relief from the standards in this Code can be obtained only through the Zoning Board of Appeals unless otherwise delegated to a different body. Any elements located on the public right of way require authorization from the City of Sault Ste. Marie or the Michigan Department of Transportation, as appropriate.

Page 1-04: Replace text under 1.09 with the following:

This Code prescribes building placement, the parameters for its three-dimensional form, both required and allowed architectural/functional elements, and the range of allowable uses. For the construction of new buildings and additions to existing buildings follow Figure 1.1, “New Buildings”. Follow Figure 1.2, “Existing Buildings” for the modification of buildings in existence at the time of the adoption of this Code. For the purposes of determining of historic status as referenced by Figure

1.2, the Sault Ste. Marie Commercial Historic District maps shall govern and may be found on Pages A-? through A-? in the appendix of this code.

Maps are included as **ATTACHMENT I**.

- Page 1-04: Add new exemptions list as 1.10. **See ATTACHMENT II.**
- Page 1-05: Separated new and existing building flow charts for greater ease of use and clarity. The proposed existing buildings flow chart path (**ATTACHMENT III**) using contributing/noncontributing historic status as basis. Buildings not in historic district would follow the same track as noncontributing buildings. New buildings and additions to existing buildings would follow flow chart at **ATTACHMENT IV**. Deleted flow chart box speaking to street modifications and relocated to new section 2.06 on Page 2-12. Deleted flow chart box referencing Tables A.3 and A.4 entirely as those tables are being removed from the Code.
- Page 2-02: Replace the word “rehabilitation” in (B)(1) with “substantial modification”.
- Page 2-04: Amend figure to 2.4 to show a greater base element height consistent with base as shown in Figure 2.3 on Page 2-03.
- Page 2.11: Figure 2.17, awning dimensions are blurry and difficult to read. Amend awning and blade sign minimum clearance height to 9 feet and sharpen for legibility.
- Page 2-12: Add “2.06 Improvements and Alterations within the Right-of-Way” as follows:
If modifying curbs, sidewalks, travel lanes, bike lanes, or medians, then identify the corresponding thoroughfare type on the regulating plan and conform to the standards for that thoroughfare type in Table A.1.
- Page 2-06: G. Materials, append the following to the end of Paragraph #1: “Except where specifically permitted, the use of metal siding or vinyl siding is prohibited.”
- Page 3-03: Remove existing residential uses on south side of Peck Street from boundaries of proposed rezoning. This includes the following Peck Street addresses: 117, 119, 123, 125, 201, and 203.
- Page 4-04: Replace “Office” with “Home Occupation” on Table 4.A.4. – Allowable Uses
- Page 4-06: Replace “Office” with “Home Occupation” on Table 4.B.4. – Allowable Uses
- Page 4-08: Replace “Office” with “Home Occupation” on Table 4.C.4. – Allowable Uses
- Page 4-10: Replace “Office” with “Home Occupation” on Table 4.D.4. – Allowable Uses

- Page 4-17: Replace “Office” with “Home Occupation” on Table 4.G.4. – Allowable Uses
- Page 4-23: Replace “Office” with “Home Occupation” on Table 4.J.4. – Allowable Uses, Second Floor
- Remove “Above Second Floor” column from Table 4.J.4. – Allowable Uses
- Page 7-01: Add definition of “Contributing Building” as being a building listed as contributing within the Sault Ste. Marie Historic Commercial District or listed on the National Register of Historic Places.
- Page 7-02: Add definition of “Door” as being a swinging barrier by which a doorway is closed and opened.
- Page 7-02: Add definition of “Doorway” as being the opening that a door closes and opens.
- Page 7-02: Add definition of “Existing Building” as being a building in existence at the time of original adoption of the code.
- Page 7-03: Add definition of “New Building” as being a building not in existence at the time of original adoption of the code.
- Page 7-04: Definition of “Substantial Modification” (item 69) replace as follows:
- Alterations made to a building the scope of which requires the issuance of a building permit and has a project value exceeding the number generated by multiplying the building’s Total Cash Value (TCV) by the appropriate number below:
- | | |
|--|------|
| a. TCV less than \$150,000: | 2.25 |
| b. TCV between \$150,000 and \$500,000 | 1.75 |
| c. TCV between \$501,001 and \$1,000,000 | 1.5 |
| d. TCV greater than \$1,000,000 | 0.75 |
- Page A-1: Retitle from “Tables” to “Tables and Maps”
- Page A-3: Delete page and references in document.
- Page A-4: Delete page and references in document.
- See comments for Page A-3.*
- Page A-7: Delete categories e. (Gallery) and f. (Arcade) from Table. A.7.
- Page A-?: Add SSM Commercial Historic District Maps at Appendix where appropriate.

ATTACHMENT I
Sault Ste. Marie Historic Commercial District Maps

See following pages.

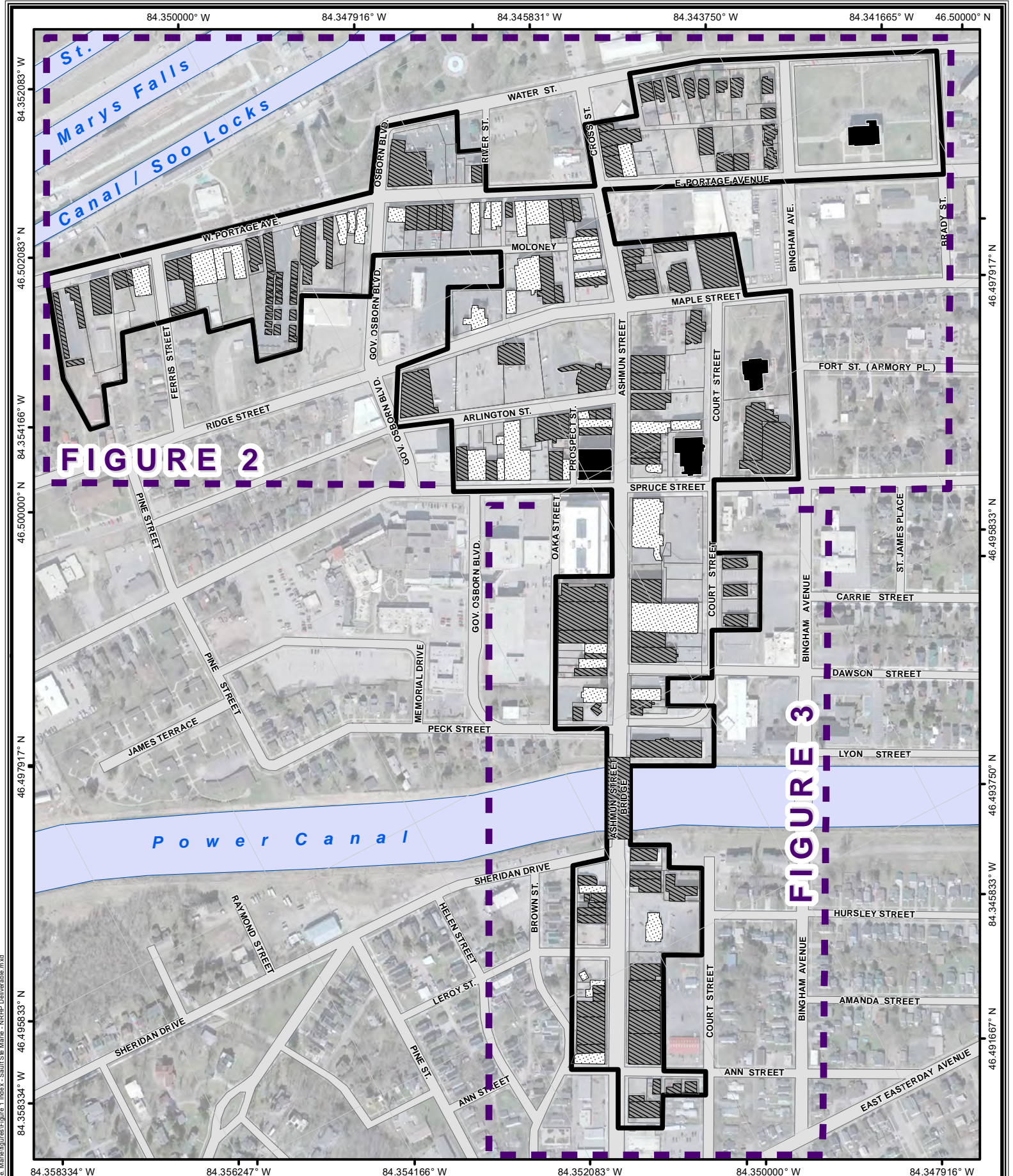
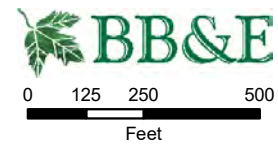


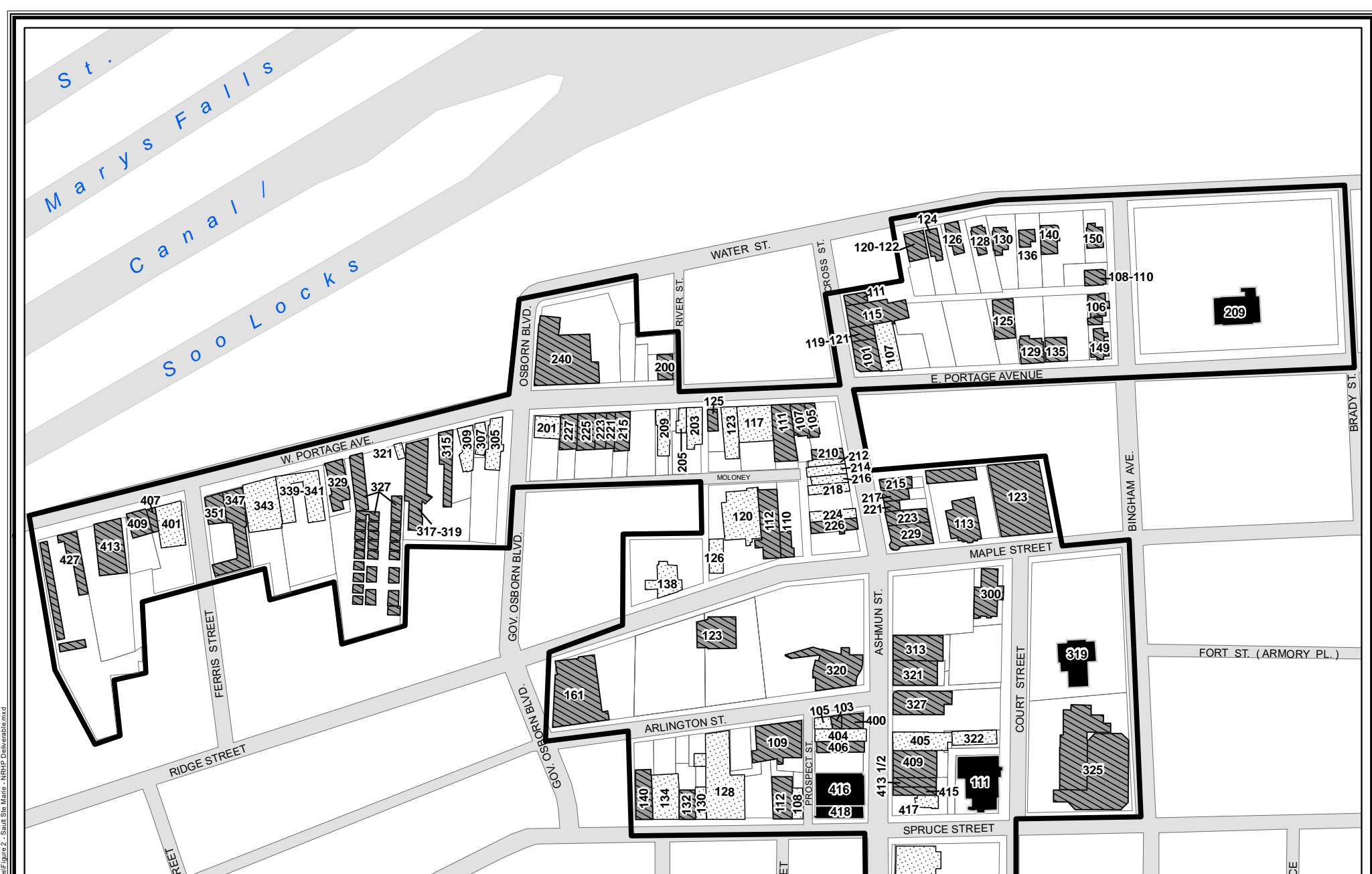
FIGURE 2

FIGURE 3

- Legend**
- District Structures
 - National Register-Listed
 - Contributing
 - Noncontributing
 - Property Boundaries
 - District Boundary

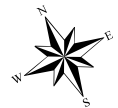
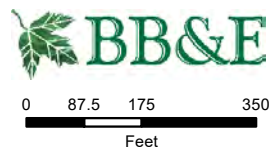
FIGURE 1
SAULT STE. MARIE
HISTORIC COMMERCIAL DISTRICT
 Sault Ste. Marie,
 Chippewa County, Michigan

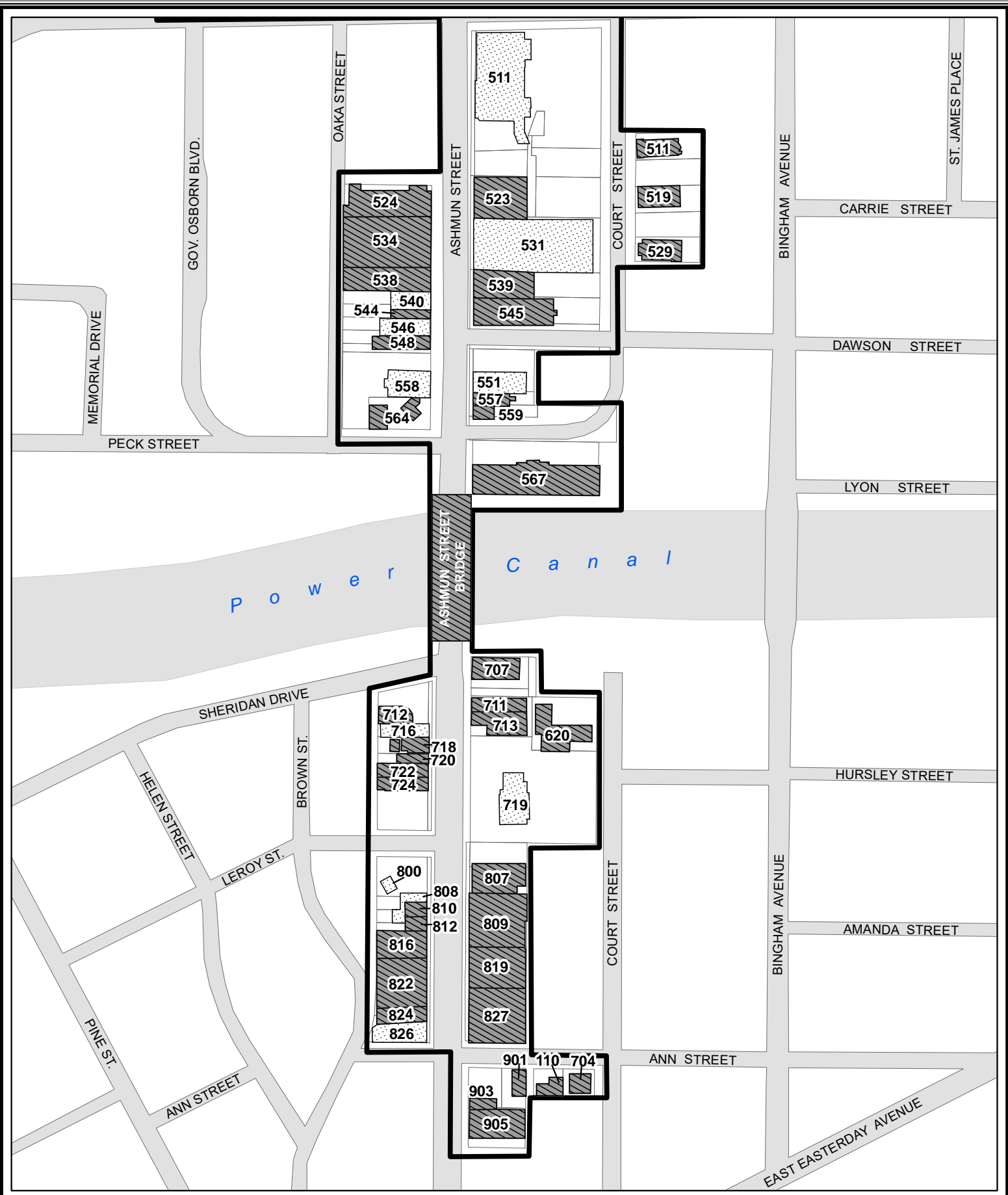




- Legend**
- District Structures**
 - National Register-Listed
 - Contributing
 - Noncontributing
 - Property Boundaries
 - District Boundary

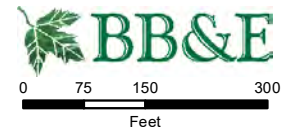
FIGURE 2
SAULT STE. MARIE
HISTORIC COMMERCIAL DISTRICT
Sault Ste. Marie, Chippewa County,
Michigan





- Legend**
- National Register-Listed
 - Contributing
 - Noncontributing
 - Property Boundaries
 - District Boundary

FIGURE 3
SAUNT STE. MARIE
HISTORIC COMMERCIAL DISTRICT
 Saunt Ste. Marie, Chippewa County,
 Michigan

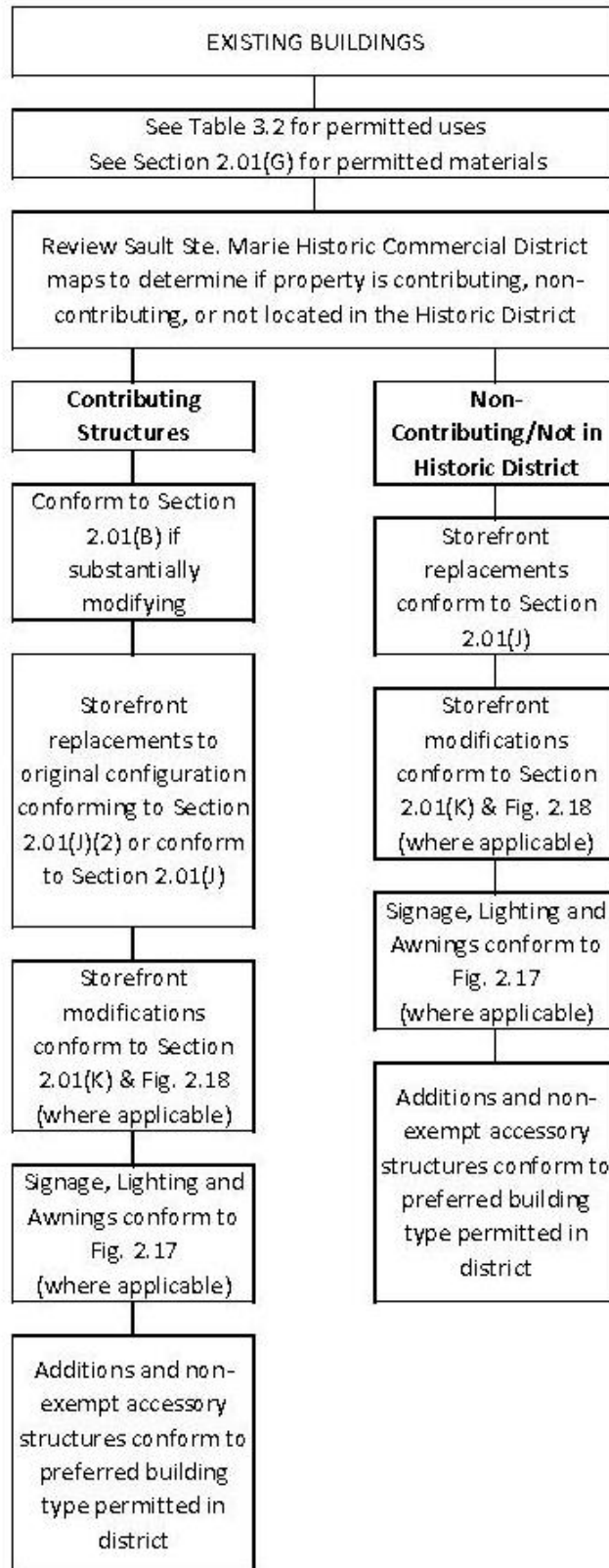


ATTACHMENT II
Exemptions List

Activities Exempt from Regulation by this Code:

1. Painting
2. Weatherproofing
3. Murals not meeting the definition of a sign (See Sign Ordinance)
4. Repointing and tuck pointing of masonry
5. Repair/replacement of deteriorated/missing brick and stone
6. Repair/replacement of existing wood surfaces and components
7. Repair/replacement of flat roofs (sloped roofs regulated by 2.01(G))
8. Repair/replacement of windows in existing openings
9. Repair/replacement of doors in existing openings - no residential doors on commercial buildings
10. Replacement of awning fabric on existing framing - no sheen on new fabric
11. Replacement of metal awning panels on existing framing
12. Replacement of light fixtures on existing mounting locations
13. Replacement of HVAC equipment at existing locations
14. Existing parking lot maintenance and striping
15. Replacement of up to 25% of the area of a non-conforming exterior material with like type and color in a 12-month period
16. Interior remodeling not changing the use of the remodeled space
17. Exterior modifications to existing non-conforming use one and two-family residences not resulting in the addition of square footage
18. Residential accessory structures ≤200 sf - comply with Section 10.1.1703 of Zoning Ordinance
19. Non-residential accessory structures ≤120 sf - comply with Section 10.1.1703 of Zoning Ordinance

ATTACHMENT III
Draft Existing Buildings Flow Chart



ATTACHMENT IV

New Buildings and Additions to Existing Buildings Flow Chart

