

Introduced: 11-25-03  
Public Hearing: 12-16-03  
Adopted: 12-16-03  
Effective: 12-28-03

CITY OF EAST LANSING

ORDINANCE NO. 1058

AN ORDINANCE TO CONTINUE A TEMPORARY MORATORIUM ON THE ISSUANCE OF CERTAIN RENTAL HOUSING LICENSES IN CERTAIN RESIDENTIAL DISTRICTS OF THE CITY.

WHEREAS, the East Lansing City Council has, since the adoption of Ordinance 900, found and considered that problems of increased residential density and occupancy intensity in its residential neighborhoods continue to persist, leading to increased urban congestion, blight, public health concerns, risk to public peace and order, and excessive demands upon public safety and municipal services; and,

WHEREAS, the City Council is in the process of considering amendments to the City's housing and zoning codes to further limit or reverse factors leading to urban congestion and excessive residential density caused by occupancy intensity in its residential neighborhoods, including without limitation the following legislative initiatives:

- A. Review of the City's housing and zoning ordinances regulating occupancy intensity, including the number of permitted occupants in the City's single family and low density residential zoning districts R-1, R-2, and RM-8;
- B. An ordinance requiring a minimum separation distance between licensed rental housing units;
- C. A review of the City's ordinances and housing regulations regarding the level, type, and frequency of housing inspections on sale, licensure, or transfer of residential properties in the city;
- D. A consideration of establishing additional residential zoning districts and zoning use district regulations to further define the commercial use of a dwelling unit and further protect residential neighborhoods from commercial use.

And,

WHEREAS, the City Council desires that no new rental licenses be authorized or issued which would increase the number of roomers, rooming houses, dwelling units licensed for rental, or otherwise increase the occupancy density, or contribute to excessive concentration of licensed rental occupancies within the city's single family residential districts under the aforesaid

problems can be investigated and addressed and appropriate legislative solutions proposed which may limit or reverse the detrimental factors affecting these neighborhoods.

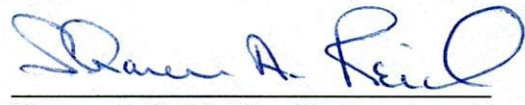
NOW, THEREFORE, THE CITY OF EAST LANSING ORDAINS:

That the City Council of the City of East Lansing directs the City Manager to not accept after March 11, 2003, any applications for new rental housing licenses for any dwelling structure or dwelling unit within the R-1, R-2, and RM-8 residential zoning districts of the city; and

That this limited moratorium on the issuance of certain new rental housing licenses for dwellings within the R-1, R-2, and RM-8 residential zoning districts of the city shall take effect immediately and continue in effect through March 1, 2004.



Mark S. Meadows, Mayor



Sharon A. Reid, City Clerk

RESIDENTIAL  
SOUTHWORTH  
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