

Part II Zoning Districts

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Article 2. Zoning Districts and Map

Section 2.1 Zoning Districts

The township is divided into the following zoning districts:

Table 2.1 Zoning Districts		
Abbreviation	District Name	Regulated In
Agricultural District		
AG	Agricultural District	Article 3
Residential Districts		
R-1	Low Density Residential District	Article 4
R-2	Moderate Density Residential District	
R-2A	Medium Density Residential District	
R-3	High Density Residential District	
Commercial and Office Districts		
C-1	Neighborhood Commercial District	Article 5
C-2	Community Commercial District	
C-3	Highway Commercial District	
O-S	Office and Service District	
Industrial Districts		
I-1	Light Industrial District	Article 6
I-2	General Industrial District	
Overlay Districts		
FP	Floodplain Overlay District	Article 7
GW	Gateway Overlay District	

Section 2.2 Zoning Map

The location and boundaries of the zoning districts are established as shown upon a map entitled "Zoning Map of Holland Charter Township," as amended from time to time. The zoning map shall be kept on public display at the township hall.

Section 2.3 Interpretation of Zoning District Boundaries

- A. *Map Interpretation.* Where uncertainty exists as to the boundaries of zoning districts shown on the zoning map, the following rules of construction and interpretation shall apply:
1. Boundaries indicated as approximately following the centerlines of streets or alleys shall be construed to follow such centerlines.
 2. Boundaries indicated as approximately following platted lot lines shall be construed as following those lot lines.
 3. Boundaries indicated as approximately following township boundaries shall be construed as following township boundaries.
 4. Boundaries indicated as following the shorelines of lakes, rivers, creeks or lake, river, or creek beds shall be construed as following such shoreline, and in the event of natural change in the location of a shoreline, shall be construed as moving with such shoreline.
 5. Lines parallel to streets without indication of depth from the street line shall be construed as having a depth of 150 feet from the center of the street right-of-way.
 6. Boundaries indicated as approximately following property lines, section lines, or other lines of the

government survey shall be construed as following such property lines as of the effective date of this ordinance or applicable amendment.

- B. *Areas Not Included Within a Zoning District.* In every case where land has not been specifically included within a zoning district, the land shall be included in the Agricultural Zoning District. In the case of land annexed to the township, such land shall be included in the zoning district which most closely approximates the zoning applicable to such land prior to its annexation.
- C. *Zoning of Vacated Areas.* Whenever any street, alley, or other public way is vacated by official action, the zoning district adjoining each side of such public way shall automatically be extended to the center of such vacation, and all area included shall be subject to all applicable regulations of the district in which it is located.
- D. *Boundaries Dividing a Lot of Record.* Where a zoning boundary line divides a property, each use, building, and structure on the lot of record shall comply with the requirements of the applicable district for where it is placed on the property.

Section 2.4 Similar Land Use Determination

- A. *Intent.* Since every potential land use cannot be addressed in the Zoning Ordinance, each district may accommodate similar uses, as referenced in this section.
- B. *Determination.* All applications for a use not specifically addressed in a zoning district, or inquiries concerning a use, shall be submitted to the Zoning Administrator for review and a determination.
 - 1. Factors. The Zoning Administrator shall base the determination on the following factors:
 - a. The proposed use is not listed as a permitted or special land use in any other zoning district.
 - b. The use is consistent with the district purpose.
 - c. The use is similar to other allowed uses relative to its character, scale, and overall compatibility.
 - d. The use is not expected to create objectionable impacts to public health, safety, and welfare if it were established in the applicable zoning district.
 - e. The use would not be more appropriate within a different zoning district.
 - 2. Zoning Board of Appeals. The Zoning Administrator may, in their sole discretion, submit a proposed use to the Zoning Board of Appeals for a similar use determination if consideration of the review factors does not lead to a clear conclusion.
- C. *Compliance.* If a proposed use is determined to be similar to a permitted use within the district, the similar use shall comply with all the standards or requirements associated with the permitted use. If the named use is a special land use within the applicable zoning district, the similar use shall be reviewed and approved per the applicable requirements for the named use.
- D. *Determination.* The determination of whether a proposed use is similar to another listed use shall be considered as an interpretation of the use regulations and is not determined to be a use variance. Once a use has been determined to be similar, it shall be specifically determined to be the named use with which it shares similarities.
- E. *Prohibited Use.* If a use is not specifically listed anywhere in this ordinance and is not determined to be similar to any other specifically listed uses, the use is prohibited.
- F. *Accessory Uses.* Accessory uses are permitted in conjunction with all permitted and special land uses. The Administrator shall review and determine allowable accessory uses to ensure they are customarily associated with the permitted or special land use and are incidental and subordinate to the principal use.

Article 3. Agricultural District

Section 3.1 Intent and Purpose

This article outlines the Agricultural Zoning District and contains basic information pertaining to the land use regulation and spatial requirements for buildings and lots of record.

- A. *Agricultural District (AG)*. The AG District is primarily intended for large tracts of land used for farming or which are idle. It is not intended for any use except agricultural, very low-density, single-family residential use, and other specialized rural uses requiring large tracts of land.

Section 3.2 Schedule of Uses

Land and/or buildings in the Agricultural District shall only be used in accordance with *Table 3.2*.

- A. *Permitted Use (P)*. This use is authorized by-right, subject to all other applicable provisions of the Zoning Ordinance.
- B. *Special Land Use (S)*. This use is subject to review and permitting in accordance with *Article 15*.
- C. *Other*. See referenced section for additional requirements.

Table 3.2 Schedule of Uses: Agricultural District		
Use	AG	Other
Agribusiness conducted in conjunction with a farm	S	
Agricultural labor camp	S	9.2
Agritourism, ancillary uses and activities	S	
Amateur radio and over-the-air reception devices	P/S	9.3
Animal services, kennel, rescue or shelter	S	
Aviation	S	
Banquet barn	S	
Bed and breakfast	S	9.4
Cemetery	S	
Commercial stable	S	
Day care, family day care (1-6 children)	P	
Day care, group day care home (7+ children)	S	9.5
Dwelling, accessory	S	9.6
Dwelling, single-family	P	9.8
Earth-sheltered building	S	9.9
Farmers market	P	9.10
Farms and farm operations	P	9.10
Foster care, adult foster care family home (1-6 adults)	P	
Foster care, foster family home (children)	P	
Government facility	P	
Home occupation	S	9.13
Keeping of farm animals, chickens, and bees	P	9.14
Offices and services, temporary office	P	9.18
Outdoor display, sales, yard and garage sales	P	9.21
Place of worship	S	
Public utility facility	S	9.23
Recreation facility, campground	S	9.24

Table 3.2 Schedule of Uses: Agricultural District		
Use	AG	Other
Recreation facility, community-based, public, outdoor	P	
Recreational facility, golf course	S	9.24
Roadside stand	P	
School, college or university and private	S	
Solar energy collector, building-mounted	P	9.26
Solar energy collector, ground-mounted	S	9.26
Solar energy, commercial solar energy system	S	9.26
Special events	P	9.27
Wind energy	S	9.28
Wind energy- anemometer	P	9.28
Wind energy- MWET, LWET	S	9.28
Wind energy- SSMWET, STMWET	S	9.28
Wireless communications	S	9.29
Wireless communications, collocation/limited increases	P	9.29

Section 3.3 Spatial Requirements

All lots of record shall meet the minimum area and width requirements of *Table 3.3A*. New lots of record shall not be created, except in conformance with these requirements. All placement of buildings shall conform to the minimum spatial and dimensional requirements listed in *Table 3.3B*.

Table 3.3A Lot Requirements: Agricultural District		
Requirement		AG
Min. Area (acres)	Single-Family	5
	Non-Residential ¹	5
Min. Width (ft.)	Single-Family	325
	Non-Residential ¹	325

¹ Non-residential means any permitted or special land use that is not a dwelling.

Table 3.3B Principal Building Requirements: Agricultural District		
Requirement		AG
Min. Front Setback (ft.)	Single-Family	50
	Non-Residential ²	100
Min. Side Setback (ft.)	Single-Family	25
	Non-Residential ²	60
Min. Rear Setback (ft.)	Single-Family	50
	Non-Residential ²	100
Maximum Building Coverage	Single-Family	35%
	Non-Residential ²	35%
Maximum Lot Coverage	Single-Family	50%
	Non-Residential ²	65%
Maximum Front Yard Driveway Coverage		50%
Min. Floor Area (s.f.)	Single-Family total	1,000
	Single-Family first floor	750
	Non-Residential ²	-
Max. Height (ft.)		35

² Non-residential means any permitted or special land use that is not a dwelling. Agricultural buildings shall require an affidavit stating that use will be limited to agricultural purposes.

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Article 4. Residential Districts

Section 4.1 Intent and Purpose

This article outlines the Residential Zoning Districts and contains basic information pertaining to the land use regulation and spatial requirements for buildings and lots of record.

- A. *Low Density Residential District (R-1)*. The R-1 District is the most restrictive residential zoning district and is primarily intended for single-family dwellings, and certain assembly and educational facilities.
- B. *Moderate Density Residential District (R-2)*. The R-2 District is primarily intended for single-family dwellings and two-family dwellings.
- C. *Medium Density Residential District (R-2A)*. The R-2A District is primarily intended for single-family dwellings, two-family dwellings and apartments in a more limited scale.
- D. *High Density Residential District (R-3)*. The R-3 District is primarily intended for two-family and multiple-family dwellings.

Section 4.2 Schedule of Uses

Land and/or buildings in the Residential Districts shall only be used in accordance with *Table 4.2*.

- A. *Permitted Use (P)*. This use is authorized by-right, subject to all other applicable provisions of the Zoning Ordinance.
- B. *Special Land Use (S)*. This use is subject to review and permitting in accordance with *Article 15*.
- C. *Not Permitted*. A blank cell indicates that a use is not permitted.
- D. *Other Requirements*. See referenced section for additional requirements.

Table 4.2 Schedule of Uses: Residential Districts					
Use	R-1	R-2	R-2A	R-3	Other
Amateur radio and over-the-air reception devices	P/S	P/S	P/S	P/S	9.3
Bed and breakfast	S	S	S		9.4
Day care, family day care (1-6 children)	P	P	P		
Day care, group day care home (7+ children)	S	S	S		9.5
Dwelling, accessory	P	P			9.6
Dwelling, multi-family, single-family attached			P	P	9.7
Dwelling, single-family	P	P			9.8
Dwelling, two-family		P	P	P	9.8
Earth-sheltered building	S	S	S		9.9
Foster care, adult foster care family home (1-6 adults)	P	P	P		
Foster care, adult foster care group home (7+ adults)		S			9.12
Foster care, foster family homes (children)	P	P	P		
Government facility	P	P	P	P	
Home occupation	S	S	S		9.13
Housing- independent, assisted, convalescent and nursing			S	S	

Use	R-1	R-2	R-2A	R-3	Other
Manufactured home community and associated offices and services	S	S	S		9.15
Offices and services, temporary office	P	P	P	P	9.18
Outdoor display, sales, yard and garage sales	P	P	P	P	9.21
Place of worship	S	S	S	S	
Public utility facility	S	S	S	S	9.23
Recreation facility, community-based, public, indoor	S	S	S	S	
Recreation facility, community-based, public, outdoor	P	P	P	P	
Recreational facility, golf course	S	S	S	S	9.24
Roadside stand	S	S			
School, college, university, and private	S	S	S	S	
Solar energy collector, building-mounted	P	P	P	P	9.26
Solar energy collector, ground-mounted	S	S	S	S	9.26
Special events	P	P	P	P	9.27
Wind energy- anemometer	P	P	P	P	9.28
Wind energy- SSMWET, STMWET	S	S	S	S	9.28
Wireless communications	S	S	S	S	9.29
Wireless communications, collocation/limited increases	P	P	P	P	9.29

Section 4.3 Spatial Requirements

All lots of record shall meet the minimum area and width requirements of *Table 4.3A*. New lots of record shall not be created, except in conformance with these requirements. All placement of buildings shall conform to the minimum spatial and dimensional requirements listed in *Table 4.3B*.

Requirement		R-1	R-2	R-2A	R-3
Min. Area (s.f.)	Single-Family	10,500	8,400	7,200	-
	Two-Family	-	8,800	8,800	8,400
	Multi-Family (per dwelling)	-	-	4,000	3,630
	Non-Residential	10,500	10,500	10,500	10,500
Min. Width (ft.)	Single-Family	70	64	60	-
	Two-Family	-	80	80	70
	Multi-Family	-	-	80	80
	Non-Residential	70	70	70	70

Table 4.3B Principal Building Requirements: Residential Districts					
Requirement		R-1	R-2	R-2A	R-3
Min. Front Setback (ft.)	Single-Family	35	35	35	-
	Two-Family	-	35	35	35
	Multi-Family	-	-	35	35
	Non-Residential ¹	35	35	35	35
Min. Side Setback (ft.)	Single-Family	7	7	20	-
	Two-Family	-	7	7	5
	Multi-Family	-	-	20	20
	Non-Residential ¹	20	20	20	20
Min. Rear Setback (ft.)	Single-Family	35	25	25	-
	Two-Family	-	25	25	25
	Multi-Family	-	-	25	25
	Non-Residential ¹	50	50	50	50
Macatawa Waterfront		See Section 8.10 D			
Maximum Building Coverage	Residential	35%			
	Non-Residential ¹	35%			
Maximum Lot Coverage	Residential	50%			
	Non-Residential ¹	65%			
Maximum Front Yard Driveway Coverage		50%			
Min. Floor Area (s.f.)	Single-Family total	1,200	864	864	-
	Single-Family first floor	900	645	645	-
	Two-Family first unit	-	864	864	864
	Two-Family second unit	-	720	720	720
	Multi-Family per unit (Studio)	-	-	550	550
	Multi-Family per unit (1 bdrm. or more)	-	-	720 plus 150 square feet per bdrm over 1	640 plus 150 square feet per bdrm over 1
	Non-Residential ¹	-	-	-	-
	Max. Height (ft.)		35	35	45

¹ Non-residential means any permitted or special land use that is not a dwelling.

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Article 5. Commercial and Office Districts

Section 5.1 Intent and Purpose

This article outlines the Commercial and Office Zoning Districts and contains basic information pertaining to the land use regulation and spatial requirements for buildings and lots of record.

- A. *Neighborhood Commercial District (C-1)*. The C-1 District is primarily intended for neighborhood convenience shopping where retail business or service establishments supply commodities or perform services to meet the daily needs of the neighborhood.
- B. *Community Commercial District (C-2)*. The C-2 District is primarily intended for a general commercial district containing uses which include the sale of commodities or performance of services for the entire community.
- C. *Highway Commercial District (C-3)*. The C-3 District is primarily intended for lands located adjacent to or near interstate highways, expressways, or other major thoroughfares.
- D. *Office and Service District (O-S)*. The O-S District is primarily intended to provide a location for office parks, office services, institutional facilities, research laboratories, and similar facilities which, while needing easy access to and from major traffic routes, are noncommercial and nonindustrial in character.

Section 5.2 Schedule of Uses

Land and/or buildings in the Commercial and Office Districts shall only be used in accordance with *Table 5.2*.

- A. *Permitted Use (P)*. This use is authorized by-right, subject to all other applicable provisions of the Zoning Ordinance.
- B. *Special Land Use (S)*. This use is subject to review and permitting in accordance with *Article 15*.
- C. *Not Permitted*. A blank cell indicates that a use is not permitted.
- D. *Other Requirements*. See referenced section for additional requirements.

Table 5.2 Schedule of Uses: Commercial and Office Districts					
Use	C-1	C-2	C-3	O-S	Other
Amateur radio and over-the-air reception devices	P/S	P/S	P/S	P/S	9.3
Animal services- animal clinic/hospital, kennel, rescue or shelter		S		S	
Banquet hall		P	P		
Community cultural facility	P	P	P		
Contractors facility		S	S		
Day care, child care center	P	P		P	
Dwelling over commercial or office use	S	S			
Food processing, small scale	P	P			
Food truck	P	P	P	P	9.11
Funeral home	S	S		S	
Governmental facility	P	P	P	P	
Greenhouses and nursery, accessory landscape business (indoor)		S			
Hotel/motel		S	P		
Housing- independent, assisted, convalescent and nursing				S	
Marina and boat storage		S			

Table 5.2 Schedule of Uses: Commercial and Office Districts					
Use	C-1	C-2	C-3	O-S	Other
Medical services, clinics and medical offices	P	P	P	P	
Medical services, hospital				S	
Meeting facility	P	P	P	P	
Mini-warehouse/self-storage		S			9.17
Offices and services	P	P	P	P	
Offices and services, temporary office	P	P	P	P	9.18
Offices and services with a drive through facility		P	P	P	
Outdoor display, sales, not including vehicle and equipment sales		S	S		9.19
Outdoor display, sales, temporary	P	P	P	P	9.20
Parking facility, public or commercial		S	S		
Place of worship		P	P	S	
Public utility facility	S	S	S	S	9.23
Recreation facility, commercial, indoor		S	S		9.24
Recreation facility, commercial, outdoor		S	S		9.24
Recreation facility, community-based, public, indoor	P	P	P		
Recreation facility, community-based, public, outdoor	P	P	P		
Restaurant	P	P	P	P	
Restaurant with drive-through	S	P	P	P	
Restaurant with micro-brewery, small distillery or small winery	P	P			
Retail	P	P	P		
School- college, university, private, and specialized/training	P	P	P	P	
Service station		S	P		
Sexually oriented business			S		9.25
Solar energy collector, building-mounted	P	P	P	P	9.26
Solar energy collector, ground-mounted	S	S	S	S	9.26
Special events	P	P	P	P	9.27
Theater		S	S		
Vehicle repair		S	S		
Vehicle wash		S	S		
Vehicle, recreational equipment, manufactured homes, heavy equipment sales and rental		S	S		9.19
Warehousing		S	S		
Wind energy- anemometer	P	P	P	P	9.28
Wind energy- SSMWET, STMWET	S	S	S	S	9.28
Winery, small; distillery, small; micro-brewery; tavern	S	P	P	S	
Wireless communications	S	S	S	S	9.29
Wireless communications, collocation	P	P	P	P	9.29

Section 5.3 Spatial Requirements

All lots of record shall meet the minimum area and width requirements of *Table 5.3A*. New lots of record shall not be created, except in conformance with these requirements. All placement of buildings shall conform to the minimum spatial and dimensional requirements listed in *Table 5.3B*.

Requirement	C-1	C-2	C-3	O-S
Min. Area (s.f.)	12,500	15,000	21,780	15,000
Min. Width (ft.)	90	90	120	120

Requirement	C-1	C-2	C-3	O-S	
Min. Front Setback (ft.)	Side lot lines abutting residential	35	50	50	50
	All other cases	10	50	50	50
Min. Side Setback (ft.)	Abutting residential	50	50	50	50
	All other cases	15	15	15	15
Min. Rear Setback (ft.)	Abutting residential	50	50	50	50
	All other cases	25	25	25	25
Maximum Building Coverage	25%	25%	25%	35%	
Max. Height (ft.) ¹	35	50	50	50	
Rooftop equipment setback from edge of roof (unless screened)	10	10	10	10	
Setbacks for portions of buildings over 35 ft.	-	Increase of front, side, and rear setbacks of one (1) foot for each foot, or fraction of a foot, of building height over 35 feet.			

¹ Upper portions and upper stories of buildings over 35 ft. in height shall be subject to a greater setback. This does not apply to exceptions described in *Section 8.6 B*.

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Article 6. Industrial Districts

Section 6.1 Intent and Purpose

This article outlines the Industrial Zoning Districts and contains basic information pertaining to the land use regulation and spatial requirements for buildings and lots of record.

- A. *Light Industrial District (I-1)*. The I-1 District is primarily intended to provide a location for industrial concerns and activities, and for facilities and operations involved in business, industrial, scientific and technological research, development and related testing, and production activities. This zoning district is not intended to provide a location for heavy manufacturing and processing of raw materials.
- B. *General Industrial District (I-2)*. The I-2 District is primarily intended to provide a location for the manufacture, compounding, assembling or treatment of articles or materials including the processing of raw materials and heavy manufacturing.

Section 6.2 Schedule of Uses

Land and/or buildings in the Industrial Districts shall only be used in accordance with *Table 6.2*.

- A. *Permitted Use (P)*. This use is authorized by-right, subject to all other applicable provisions of the Zoning Ordinance.
- B. *Special Land Use (S)*. This use is subject to review and permitting in accordance with *Article 15*.
- C. *Not Permitted*. A blank cell indicates that a use is not permitted.
- D. *Other Requirements*. See referenced section for additional requirements.

Table 6.2 Schedule of Uses: Industrial Districts			
Use	I-1	I-2	Other
Agribusiness	P	P	
Amateur radio and over-the-air reception devices	P/S	P/S	9.3
Aviation	S		
Brewery, winery, distillery	P	P	
Contractors facility	S	S	
Food processing	P	P	
Food truck	P	P	9.11
Funeral home	S	S	
Governmental facility	P	P	
Liquefied petroleum gas (LPG) sales	P	P	
Manufacturing, processing and packaging, heavy		P	
Manufacturing, processing and packaging, light	P	P	
Marina and boat storage	P	P	
Mini-warehouse/self-storage	S	S	9.17
Offices and services, temporary office	P	P	9.18
Outdoor storage (related to a principal use)	S	S	9.22
Public utility facility	P	P	9.22
Recreation facility, commercial, indoor	S	S	9.24
Salvage and impound operation		P	
School, specialized/training	P	P	
School, driving and truck instruction	P	P	
Solar energy collector, building-mounted	P	P	9.26
Solar energy collector, ground-mounted	S	S	9.26
Solar energy, commercial solar energy system	S	S	9.26

Table 6.2 Schedule of Uses: Industrial Districts

Use	I-1	I-2	Other
Vehicle repair	S		
Vehicle wash	P	P	
Warehousing, wholesale, and distribution	P	P	
Waste management facility		P	
Wind energy- anemometer	P	P	9.28
Wind energy- SSMWET, STMWET	S	S	9.28
Wireless communications	S	S	9.29
Wireless communications, collocation	P	P	9.29

Section 6.3 Spatial Requirements

All lots of record shall meet the minimum area and width requirements of *Table 6.3A*. New lots of record shall not be created, except in conformance with these requirements. All placement of buildings shall conform to the minimum spatial and dimensional requirements listed in *Table 6.3B*.

Table 6.3A Lot Requirements: Industrial Districts

Requirement	I-1	I-2
Min. Area	40,000 s.f.	2 acres
Min. Width (ft.)	150	200

Table 6.3B Principal and Accessory Building Requirements: Industrial Districts

Requirement	I-1	I-2
Min. Front Setback (ft.)	50	75
Min. Side Setback (ft.)	Abutting Agricultural and Residential Districts	100
	All other cases	30
Min. Rear Setback (ft.)	Abutting Agricultural and Residential Districts	100
	All other cases	50
Maximum Building Coverage	40%	40%
Max. Height (ft.)	45	45
Rooftop equipment setback from edge of roof (unless screened)	10	10

Article 7. Overlay Districts

Section 7.1 Intent and Purpose

- A. *Applicability.* This article outlines the Overlay Districts and contains basic information pertaining to the land use regulation and spatial requirements for buildings and lots of record. An overlay zoning district is applied over one or more previously established “base” zoning districts, establishing additional or stricter standards, or may be more permissive, than the requirements of the underlying base zoning district.
- B. *Floodplain Overlay District (FP).* The FP permits agricultural and recreational uses but prohibits any type of residential, commercial, or industrial use. It is intended to be applied to those areas along the lakes, rivers, and streams, or other designated areas subject to flood inundation.
- C. *Gateway Overlay District (GW).* The GW zoning district is intended to establish regulations pertaining to land uses adjacent to gateways. The regulations specifically pertain to community signs and community art which will strengthen the overall visual identity of the township. The GW is comprised of gateways that create a sense of arrival and connection to the township, and establish the township's image and initial impression. The location of the GW has been determined by selecting key transportation corridors based on the following factors: location of the jurisdictional boundaries, current and anticipated traffic volumes along those corridors, and current and planned land uses adjacent to the corridors.

Section 7.2 Floodplain Overlay District

- A. *Applicability.* The boundaries of the FP Overlay District will vary and are subject to changes to the National Flood Insurance Program (NFIP) mapping within the township and any applicable Letter of Map Amendment (LOMA) or Letter of Map Revision (LOMR).
- B. *Use Restrictions.* Land, buildings, or structures in the FP may be used for the following purposes only:
 - 1. Agriculture, farm, buildings and roadside stands, subject to the same conditions, restrictions, and requirements as are provided in the AG zoning district.
 - 2. Boat landings, docks, or mooring for pleasure or fishing boats only; provided, however, that the boat landings, docks, or moorings shall be utilized by the land owner only and shall not be leased or otherwise made available to other persons.
 - 3. Parks, golf courses, playgrounds, fair grounds, community centers, and other recreational facilities which are both owned and operated by a governmental agency. Private recreational facilities and uses of this nature are permitted when authorized by the Planning Commission as a special land use. In considering such authorization, the Planning Commission shall consider the following standards, in addition to the standards in Section 15.3:
 - a. The necessity for the proposed use for the surrounding neighborhood;
 - b. The proximity of the proposed use to adjoining properties, specifically including proximity to occupied dwellings;
 - c. The size, nature, and character of the proposed use;
 - d. Potential traffic congestion which might be occasioned by the proposed use;
 - e. Parking facilities to be provided for the proposed use; and
 - f. The effect of the proposed use on adjoining properties and the surrounding neighborhood.
 - 4. No building or structure shall be erected or used for dwelling purposes.
- C. *Construction Requirements.* All buildings and structures shall be designed and constructed to have a low flood damage potential. Buildings and structures shall be erected so as to offer the minimum obstruction

to floodwaters by construction with the longitudinal axis parallel to the direction of flood flow and by placement on the same flood flow lines as adjoining buildings and structures. All buildings and structures shall be firmly anchored to prevent damage to other buildings and structures and restricted bridge openings and stream cross sections.

Section 7.3 Gateway Overlay District

- A. *Applicability.* The applicable area includes the rights-of-way of the following key transportation corridors, plus 75 feet on both sides of the boundaries of the key transportation corridors. This GW does not change the underlying zoning district of the property. The following is a description of the key transportation corridors:
1. US-31 from Ransom Street to New Holland Street.
 2. US-31 from East 8th Street to Lakewood Boulevard.
 3. Chicago Drive from US-31 to Fairbanks Avenue/City of Holland jurisdictional boundary.
 4. Chicago Drive from the City of Zeeland jurisdictional boundary to Burton Drive.
 5. Business Loop 196 from 106th Avenue/Paw Paw Drive to City of Zeeland jurisdictional boundary.
 6. 112th Avenue from Business Loop 196 to East Lakewood Boulevard/Chicago Drive.
 7. River Avenue from the City of Holland jurisdictional boundary to Lakewood Boulevard.
 8. Douglas Avenue from North Division Ave/Park Township jurisdictional boundary to Aniline Avenue.
 9. 120th Avenue from Chicago Drive to East Lakewood Boulevard.
 10. Butternut Drive from 144th Avenue/Park Township jurisdictional boundary to Riley Street.
 11. Riley Street from 144th Avenue/Park Township jurisdictional boundary to Butternut Drive.
 12. 144th Avenue extending 600 feet south from the New Holland Street/Olive Township jurisdictional boundary.
 13. 120th Avenue extending 600 feet south from the New Holland Street/Olive Township jurisdictional boundary.
 14. 96th Avenue extending 600 feet south from the New Holland Street/Olive Township jurisdictional boundary.
 15. Adams Street from 96th Avenue/Zeeland Charter Township jurisdictional boundary to 104th Avenue.
 16. 96th Avenue extending 600 feet north from the Ottogan Street/Fillmore Township jurisdictional boundary.
- B. *Additional Permitted Uses.* In addition to the uses authorized by the underlying zoning district, the following uses are also permitted:
1. Community art; and
 2. Community signs.
- C. *Procedures.* An application for site plan review shall be submitted in accordance with *Article 14*, for any community art or community sign. The Planning Commission shall conduct a preliminary review and hold a public hearing to consider each application. Notice of this public hearing shall be in accordance with *Section 18.4*. Upon receipt of the Planning Commission's report and recommendation, the Township Board shall review the proposed use and grant or deny the request on the basis of the same standards considered by the Planning Commission.
- D. *Standards of Approval.* The Planning Commission shall consider the following standards in making its report and recommendation to the Township Board:
1. Whether the proposed use is consistent with and promotes the intent and purpose of this ordinance;

2. Whether the proposed use is compatible with adjacent uses of land and the natural environment; and
3. Whether the proposed use is consistent with the public health, safety, and welfare of the Township.

E. *Requirements.*

1. Community Signs. Community signs shall be required to meet all standards of *Article 13*, with the exception of the following:
 - a. Community signs may be located within the public right-of-way if approval is obtained from the Ottawa County Road Commission.
 - b. Community signs may not exceed 75 square feet in area.
 - c. Community signs may display sponsorship names of organizations or individuals, but may not contain commercial messages, words, logos, trademarks, or graphic representations of any person, product, or service for the purpose of advertising, other than to simply identify the organization or individual as a sponsor.
 - d. Electronic changeable message signs are not permitted under this section.
 - e. Community signs shall not count against the signs that are permitted in the underlying zoning district.
2. Community Art. Community art installments are subject to the following requirements:
 - a. Community art may be located within the public right-of-way if approval is obtained from the Ottawa County Road Commission.
 - b. Community art shall not be considered a building or structure.
 - c. Community art shall not be constructed or located in a manner that would cause a hazard to vehicle or pedestrian traffic, including, without limiting the foregoing, visual hazard caused by flashing lights or glare where the visual hazard impairs vision or is unreasonably distracting.
 - d. Lighting used in conjunction with community art shall not shine directly on adjoining property or any street.

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