

Holland Charter Township Zoning Ordinance



Appendix A of Holland Charter Township Code of Ordinances

Adopted May 3, 2018 (Effective May 17, 2018)

**Supplement No. 1
Adopted August 15, 2019 (Effective August 30, 2019)**

This page is intentionally left blank.

Table of Contents

Part I Introduction

Article 1	Title and Purpose	Page
Section	1.1 Title	1-1
Section	1.2 Intent and Purpose	1-1
Section	1.3 Applicability	1-1
Section	1.4 Organization	1-1
Section	1.5 Figures and Graphics	1-2
Section	1.6 Interpretation and Conflict	1-2
Section	1.7 Legal Basis	1-2
Section	1.8 Validity and Severability	1-2
Section	1.9 Effective Date	1-2

Part II Zoning Districts

Article 2	Zoning Districts and Map	Page
Section	2.1 Zoning Districts	2-1
Section	2.2 Zoning Map	2-1
Section	2.3 Interpretation of Zoning District Boundaries	2-1
Section	2.4 Similar Land Use Determination	2-2

Article 3	Agricultural Districts	Page
Section	3.1 Intent and Purpose	3-1
Section	3.2 Schedule of Uses	3-1
Section	3.3 Spatial Requirements	3-2

Article 4	Residential Districts	Page
Section	4.1 Intent and Purpose	4-1
Section	4.2 Schedule of Uses	4-1
Section	4.3 Spatial Requirements	4-2

Article 5	Commercial and Office Districts	Page
Section	5.1 Intent and Purpose	5-1
Section	5.2 Schedule of Uses	5-1
Section	5.3 Spatial Requirements	5-3

Article 6	Industrial Districts	Page
Section	6.1 Intent and Purpose	6-1
Section	6.2 Schedule of Uses	6-1
Section	6.3 Spatial Requirements	6-2

Article 7	Overlay Districts	Page
Section	7.1 Intent and Purpose	7-1
Section	7.2 Floodplain Overlay District	7-1
Section	7.3 Gateway Overlay District	7-2

Part III Development Provisions

Article 8	General Provisions	Page
Section	8.1 Intent and Purpose	8-1
Section	8.2 Access	8-1
Section	8.3 Accessory Buildings	8-2
Section	8.4 Control of External Impacts	8-3
Section	8.5 Grading, Excavation, and Ponds	8-4
Section	8.6 Height	8-4
Section	8.7 Household Domestic Animals	8-5
Section	8.8 Murals	8-5
Section	8.9 Principal Buildings and Uses	8-5
Section	8.10 Setbacks, Orientation, and Lot Dimensional Requirements	8-6
Section	8.11 Swimming Pools	8-7
Section	8.12 Tents	8-7
Section	8.13 Traffic Visibility	8-7
Section	8.14 Unwholesome Substances	8-8
Section	8.15 Walls and Fences	8-8
Section	8.16 Waste Disposal	8-9
Section	8.17 Water, Sewer, and Septic	8-9

Article 9	Specific Use Requirements	Page
Section	9.1 Intent and Purpose	9-1
Section	9.2 Agricultural Labor Camp	9-1
Section	9.3 Amateur Radio and Over-the-Air Reception Devices	9-1
Section	9.4 Bed and Breakfast	9-3
Section	9.5 Day Care, Group Day Care Home (7+ Children)	9-3
Section	9.6 Dwelling, Accessory	9-4
Section	9.7 Dwelling, Multi-Family, Single-Family Attached	9-4
Section	9.8 Dwelling, Single-Family and Two-Family	9-4
Section	9.9 Earth-Sheltered Building	9-5
Section	9.10 Farms and Farm Operations	9-6
Section	9.11 Food Truck	9-6
Section	9.12 Foster Care, Adult Foster Care Group Home (7+ Adults)	9-6
Section	9.13 Home Occupation	9-6
Section	9.14 Keeping Farm Animals, Chickens, and Bees	9-8
Section	9.15 Manufactured Home Community	9-8
Section	9.16 Mineral Extraction	9-8

Section	9.17	Mini-Warehouse/Self-Storage	9-11
Section	9.18	Offices and Services, Temporary Office	9-11
Section	9.19	Outdoor Display, Sales and Rental	9-12
Section	9.20	Outdoor Display, Sales, Temporary	9-12
Section	9.21	Outdoor Display, Sales, Yard and Garage Sales	9-12
Section	9.22	Outdoor Storage	9-13
Section	9.23	Public Utility Facility	9-13
Section	9.24	Recreation Facility, Commercial and Golf Course	9-13
Section	9.25	Sexually Oriented Business	9-14
Section	9.26	Solar Energy Collectors and Commercial Solar Energy Systems	9-15
Section	9.27	Special Events	9-17
Section	9.28	Wind Energy	9-18
Section	9.29	Wireless Communications	9-28
Article 10		Parking and Loading	Page
Section	10.1	Intent and Purpose	10-1
Section	10.2	General Requirements	10-1
Section	10.3	Required Off-Street Parking and Stacking	10-2
Section	10.4	Location and Design Requirements	10-5
Section	10.5	Shared Parking	10-7
Section	10.6	Reduction and Deferment	10-7
Section	10.7	Off-Street Loading	10-8
Article 11		Landscaping and Screening	Page
Section	11.1	Intent and Purpose	11-1
Section	11.2	General Landscaping Requirements	11-1
Section	11.3	Modifications	11-3
Section	11.4	Landscape Plans	11-3
Section	11.5	Right-of-Way Landscaping	11-4
Section	11.6	Front Yard Landscaping	11-4
Section	11.7	Buffers	11-4
Section	11.8	Screening	11-5
Section	11.9	Parking Lot Canopy Trees	11-6
Article 12		Lighting	Page
Section	12.1	General Requirements	12-1
Section	12.2	Prohibited Lighting	12-1
Section	12.3	Public Area Lighting	12-1
Article 13		Signs	Page
Section	13.1	Intent and Purpose	13-1
Section	13.2	Sign Permits	13-1
Section	13.3	General Requirements	13-1
Section	13.4	Exempt Signs	13-4
Section	13.5	Prohibited Signs	13-5
Section	13.6	Portable Signs	13-5

Section	13.7	Permanent Signs	13-6
Section	13.8	Billboards	13-7
Section	13.9	Sign Illumination	13-8
Section	13.10	Nonconforming Signs	13-9

Part IV Review Processes and Standards

Article 14	General Review Procedures	Page
Section	14.1 Intent and Purpose	14-1
Section	14.2 Application Submission, Contents, and Fees	14-1
Section	14.3 Permits	14-2
Section	14.4 Review	14-3
Section	14.5 Site Plans	14-3
Section	14.6 Conditions of Approval	14-4
Section	14.7 Construction, Validity, and Expiration	14-4
Article 15	Special Land Use Permits	Page
Section	15.1 Intent and Purpose	15-1
Section	15.2 General Requirements	15-1
Section	15.3 General Standards of Approval	15-1
Section	15.4 Conditions of Approval	15-2
Section	15.5 Amendments	15-2
Section	15.6 Permits, Validity, and Compliance	15-3
Section	15.7 Appeals and Variances	15-3
Section	15.8 Restrictions on Resubmittal	15-3
Article 16	Planned Unit Developments	Page
Section	16.1 Intent and Purpose	16-1
Section	16.2 Qualifying Conditions	16-1
Section	16.3 Zoning Requirements	16-2
Section	16.4 Review Procedure	16-3
Section	16.5 Preliminary PUD Development Plan	16-4
Section	16.6 Final PUD Development Plan	16-5
Section	16.7 Required Improvements	16-6
Section	16.8 Standards of Approval	16-7
Section	16.9 Amendments	16-7
Section	16.10 Expiration and Extension	16-8
Section	16.11 Appeals and Variances	16-8
Article 17	Condominium Developments	Page
Section	17.1 Intent and Purpose	17-1
Section	17.2 Site Condominium Unit Requirements	17-1
Section	17.3 Review Procedure	17-1
Section	17.4 Site Condominium Concept Plan	17-2
Section	17.5 Preliminary Site Condominium Plan	17-2

Section	17.6	Construction Plans	17-3
Section	17.7	Final Site Condominium Plan	17-3
Section	17.8	Standards and Requirements	17-4
Section	17.9	Amendments, Expiration, and Validity	17-4

Part V Administration

Article 18	Administration and Enforcement		Page
Section	18.1	Administration	18-1
Section	18.2	Performance Guarantee	18-1
Section	18.3	Violations and Penalties	18-2
Section	18.4	Noticing	18-2
Article 19	Zoning Board of Appeals		Page
Section	19.1	Intent and Purpose	19-1
Section	19.2	Creation and Membership	19-1
Section	19.3	Procedures and Public Hearings	19-2
Section	19.4	Powers and Decisions	19-2
Section	19.5	Administrative Appeals	19-3
Section	19.6	Variances	19-3
Section	19.7	Interpretations	19-4
Section	19.8	Official Record and Findings of Fact	19-4
Section	19.9	Rehearing and Reapplication	19-4
Section	19.10	Appeals to Circuit Court	19-5
Article 20	Nonconformities		Page
Section	20.1	Use of Nonconforming Land, Buildings, and Structures	20-1
Section	20.2	Building or Structure Under Construction on Effective Date of Ordinance	20-2
Section	20.3	Restoration and Use of Damaged Nonconforming Buildings and Structures	20-2
Section	20.4	Nonconforming Lots of Record	20-3
Article 21	Amendments		Page
Section	21.1	Intent and Purpose	21-1
Section	21.2	Initiation	21-1
Section	21.3	Application Procedures	21-1
Section	21.4	Criteria for Amendments	21-1
Section	21.5	Conditional Rezoning	21-2

Article 22	General Definitions	Page
Section	22.1 Construction of Language	22-1
Section	22.2 Definitions	22-2