

The following Zoning Amendment Ordinance was adopted at the Holland Charter Township Board meeting held on September 7, 2023.

ORDINANCE NO. 647

**ZONING TEXT AMENDMENT
ORDINANCE**

AN ORDINANCE TO AMEND THE HOLLAND CHARTER TOWNSHIP ZONING ORDINANCE BY PROVIDING THE FOLLOWING AMENDMENTS; AND TO PROVIDE FOR THE EFFECTIVE DATE OF THIS ORDINANCE.

THE CHARTER TOWNSHIP OF HOLLAND, COUNTY OF OTTAWA, AND STATE OF MICHIGAN, ORDAINS:

Section 1. Schedule of Uses. Table 4.2 in Section 4.2 of the Holland Charter Township Zoning Ordinance (the “Zoning Ordinance”) shall be amended by adding in alphabetical order the following as a permitted use (the rest of Table 4.2 shall remain unchanged).

Table 4.2 Schedule of Uses: Residential Districts					
Use	R-1	R-2	R-2A	R-3	Other
Qualified Residential Treatment Program (QRTP)	P	P	P	P	

Section 2. Access. Section 8.2.D.3 and Section 8.2.D.4 of the Zoning Ordinance shall be restated to read in their entirety as follows (the rest of Section 8.2 shall remain unchanged).

D. Construction Requirements.

- 3. Base course pavement shall be installed prior to the issuance of building permits for structures to be served by the street.*
- 4. Surface course pavement shall be installed prior to the issuance of building certificates of occupancy for the structures that will be served by the street.*

Section 3. Dwelling, Single-Family and Two-Family. Section 9.8.G of the Zoning Ordinance shall be restated to read in its entirety as follows (the rest of Section 9.8 shall remain unchanged).

- G. Garage. One (1) private garage per dwelling unit is required, which may be either attached or detached, unless another provision of this ordinance requires that the garage be attached, and shall have minimum dimensions of 10 feet in width by 22 feet in length.*

Section 4. Parking and Loading. Table 10.3 in Section 10.3 of the Zoning Ordinance shall be amended by adding in alphabetical order the following parking requirements (the rest of Table 10.3 shall remain unchanged).

Table 10.3 Parking Requirements by Use		
Use		Number of Parking Spaces
Restaurant; restaurant with micro-brewery, small distillery, small winery; tavern	Carry-out	Seven (7) per service or counter station
	Drive-through	Ten (10) stacking spaces are per service window.
	Drive-through (Pick-up Only)	Five (5) stacking spaces are per service window.
	Sit-down	One (1) per 100 s.f.

Section 5. Landscaping and Screening.

(a) Section 11.6.C of the Zoning Ordinance shall be restated to read in its entirety as follows.

C. Shrubs. For areas where parking lot screening is not required, front yards shall include:

- 1. Number. Three (3) shrubs for every 40 linear feet of frontage or fraction thereof.*
- 2. Placement. Shrubs are encouraged to be placed in groups/clusters with shrub spacing not to exceed five (5) feet on center.*

(b) Table 11.7A in Section 11.7 of the Zoning Ordinance shall be amended in its entirety to read as follows.

Table 11.7A Buffer Types												
District	Use	Adjacent to District and/or Nonconforming Use										
		AG	R1	R-2	R-2A	R-3	C-1	C-2	C-3	O-S	I-1	I-2
AG, R-1, R-2, R-2A, R-3	Non-Residential Use	D	A	A	B	B	C	C	C	C	None	None
R-2A, R3	Multi-Family Residential	C	B	B	C	D	None	None	None	None	None	None
C-1	Any	C	A	A	B	B	D	None	None	C	None	None
C-2	Any	B	A	A	B	B	C	D	None	C	None	None
C-3	Any	A	A	A	B	B	C	C	D	C	C	None

O-S	Any	B	B	B	C	C	C	C	None	D	None	None
I-1	Any	A	A	A	A	A	C	C	C	C	D	None
I-2	Any	A	A	A	A	A	A	A	A	A	C	D

(c) Table 11.7B in Section 11.7 of the Zoning Ordinance shall be amended in its entirety to read as follows.

Table 11.7B Buffer Planting Requirements			
Type	Min. Width	Screen	Requirement
A	30 ft.	6 ft. high vertical wall, opaque fence, or 4 ft. high berm.	1 canopy tree and 3 evergreen trees per each 40 linear feet along the property line. 5 shrubs shall be added per 40 linear feet when a berm is used.
B	20 ft.	None required.	1 canopy tree, 1 evergreen tree and 3 shrubs per each 40 linear feet along the property line.
C	10 ft.	None required.	1 canopy or evergreen tree and 3 shrubs per each 40 linear feet along the property line.
D	10 ft.	None required.	1 canopy or evergreen tree per each 60 linear feet along the property line.

(d) Section 11.8.A of the Zoning Ordinance shall be amended in its entirety to read as follows.

A. Non-Residential and Multi-Family Dumpsters, Rolling Carts, and Trash Cans.

Unless otherwise permitted in accordance with this section, garbage and recycling service areas shall be screened from the view of all streets and publicly accessible parking lots with evergreen trees, solid fence, or wall enclosure that meets the following specifications:

- 1. Enclosures shall be constructed of masonry, concrete, metal, treated wood, or similar materials and must be durable, weather resistant, rust resistant and easily maintained.*
- 2. Screening shall be opaque. Chain link fences with slats are not acceptable.*
- 3. a. Access gates shall be closed at all times when not in use.*
b. A three-sided enclosure without a gate may be approved if the depth of the enclosure is at least three (3) times the depth of the dumpster and if the Zoning Administrator or Planning Commission determines that this design will provide the same degree of screening required by this section.
- 4. Enclosures shall be protected by bollards or other means to prevent interior or exterior damage.*
- 5. Enclosures shall be a height sufficient to obscure containers and garbage cans but shall be no less than four (4) feet in height.*

6. *Enclosures shall be subject to front yard building setbacks and placed outside of all landscape buffers. At no time shall enclosures be closer to a side or rear property line than 10 feet.*

(e) Section 11.9.D of the Zoning Ordinance shall be amended to read in its entirety as follows.

D. Dimensions. Islands or peninsulas containing canopy trees shall be a minimum of nine (9) feet wide and shall have no more than one (1) tree per 15 feet of length. Consolidating internal islands is encouraged and may be required when practical to improve tree health and provide options of stormwater infiltration.

Section 6. Signs.

(a) Section 13.3.E.1.a of the Zoning Ordinance shall be amended to read in its entirety as follows.

a. Single-Face Sign. The area of a sign shall be measured as the area within a single, continuous perimeter composed of any straight line geometric figure which encloses the extreme limits of writing, representation, emblem, logo or any other figure of similar character, together with any frame or other material or color forming an integral part of the display or used to differentiate the sign from the background against which it is placed, excluding only the pylon, pole, or base structure necessary to support the sign and any wrapped support structure not exceeding 24 inches in width (Figure 13-1).

(b) Section 13.4.B.12 of the Zoning Ordinance shall be amended to read in its entirety as follows.

12. Temporary Yard Signs.

a. Signs shall be limited to one (1) sign per lot of record in agricultural and residential districts. One (1) extra sign is permitted during a time period of 45 days prior to a Township run election date to 15 days after the election date. Each sign shall not exceed six (6) square feet in area.

b. Signs shall be limited to one (1) sign per street frontage in commercial, office, and industrial districts. One (1) extra sign is permitted per frontage during a time period of 45 days prior to a Township run election date to 15 days after the election date. Each sign shall not exceed six (6) square feet in area.

c. Signs shall be subject to a 10-foot setback from any property line and right-of-way.

Section 7. Definitions. Section 22.2 of the Zoning Ordinance shall be amended by adding in alphabetical order the following definition (the rest of Section 22.2 shall remain unchanged).

Qualified Residential Treatment Program (QRTP). *A program within a child caring institution with an approved capacity of 10 or fewer individuals, where registered or licensed nursing and other licensed clinical staff on-site or available 24 hours a day, seven (7) days a week. The program is licensed and regulated under the Child Care Licensing Act, Act 116 of the Public Acts of 1973, MCL 722.110 et seq., as amended.*

Section 8. Effective Date. The foregoing amendment to the Holland Charter Township Zoning Ordinance was approved and adopted by the Township Board of Holland Charter Township, Ottawa County, Michigan on September 7, 2023, after a public hearing as required pursuant to Michigan Act 110 of 2006, as amended, and after a first reading on August 17, 2023. This Ordinance shall be effective on September 21, 2023, which date is eight days after publication of the Ordinance as is required by Section 401 of Act 110, as amended, provided that this effective date shall be extended as necessary to comply with the requirements of Section 402 of Act 110, as amended.

Terry Nienhuis, Township Supervisor

Michael Dalman, Township Clerk