

ORDINANCE NO. ____

**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 5.2 in Section 5.2 of the Holland Charter Township Zoning Ordinance (the “Zoning Ordinance”) shall be amended by adding in alphabetical order the following references to Section 9.22 allowing outdoor storage as a permitted accessory use to the stated principal use (the rest of Table 5.2 shall remain unchanged).

Table 5.2 Schedule of Uses: Commercial and Office Districts					
Use	C-1	C-2	C-3	O-S	Other
Contractors Facility		S	S		9.22
Marina and boat storage		S			9.22
Vehicle Repair		S	S		9.22
Warehousing		S	S		9.22

Section 2. Spatial Requirements. Table 5.3B in Section 5.3 of the Zoning Ordinance shall be amended by adding to the bottom of the table the following minimum floor areas for dwellings above commercial or office uses within the C-1 and C2 zoning districts (the rest of Table 5.3B shall remain unchanged).

Table 5.3B Principal and Accessory Building Requirements: Commercial and Office Districts					
Requirement		C-1	C-2	C-3	O-S
Min. Floor Area (s.f.)	Dwelling (Studio) over commercial or office use	550	550	-	-
	Dwelling (1 bdrm. or more) over commercial or office use	640 plus 150 per bdrm over 1	640 plus 150 per bdrm over 1	-	-

Section 3. Schedule of Uses. Table 6.2 in Section 6.2 of the Zoning Ordinance shall be amended by adding in alphabetical order the following references to Section 9.22 allowing

outdoor storage as a permitted accessory use to the stated principal use (the rest of Table 6.2 shall remain unchanged).

Table 6.2 Schedule of Uses: Industrial Districts			
Use	I-1	I-2	Other
Contractors Facility	S	S	9.22
Outdoor storage (related to a principal use)	P	P	9.22
Vehicle Repair	S		9.22
Warehousing, wholesale, and distribution	P	P	9.22

Section 4. Dwelling, Multi-Family, Single-Family Attached. Section 9.7.B of the Zoning Ordinance shall be restated to read in its entirety as follows (the rest of Section 9.7 shall remain unchanged).

- B. *Storage. Each dwelling unit shall include or be provided storage areas totaling no less than 10 percent of the required minimum floor area. These storage areas shall provide floor to ceiling storage and may consist of a basement, closet area, attic and/or separate accessory building.*

Section 5. Outdoor Storage. Section 9.22 of the Zoning Ordinance shall be restated to read in its entirety as follows.

- A. *Location. Outdoor storage areas shall not be located within a front yard.*
- B. *Setbacks. The outdoor storage of equipment or materials or both shall not be placed within required setback areas or required Landscape Buffers.*

Table 9.22 Outdoor Storage Area Setbacks		
<i>Front Setback (ft.)</i>	<i>Adjacent to residential use or zoning</i>	<i>Required front yard building setback of the Zoning District</i>
	<i>Adjacent to non-residential use or zoning</i>	<i>Required front yard building setback of the Zoning District</i>
<i>Side Setback (ft.)</i>	<i>Adjacent to residential use or zoning</i>	50
	<i>Adjacent to non-residential use or zoning</i>	15
<i>Rear Setback (ft.)</i>	<i>Adjacent to residential use or zoning</i>	50
	<i>Adjacent to non-residential use or zoning</i>	25

- C. *Screening. These storage areas shall be enclosed and screened by the on-site buildings or by a minimum six (6) foot 100 percent opaque privacy fence or a comparable evergreen vegetative screen, berm, or combination of fencing, evergreens, and berms.*

- 1. *The approval authority may authorize existing vegetation as screening if it meets the standard of this section.*
- 2. *Chain link fence slats and mesh wind screens are prohibited.*

D. *Storage Area Surface.*

- 1. Surface. *Storage areas shall be paved with asphalt or concrete.*

2. Alternative Material. Subject to approval by the Zoning Administrator, the storage area surface may be a pervious surface of equal durability. Gravel, crushed rock, and other alternative surfaces may also be permitted if they:
 - a. Are demonstrated to be properly drained;
 - b. Can be maintained in a durable state that minimizes dust generation;
 - c. Will maintain the character and quality of nearby development; and
 - d. Will be maintained and free of weeds, grass, and overgrown vegetation at all times.
3. Approval. Approval of alternative material does not provide a permanent right that carries with the lot of record. Surfaces may be required to be upgraded during future improvements, change of use, and/or further development.

E. Maximum Area. Outdoor storage areas shall not exceed the area of principal building footprint.

Section 6. Definitions. Section 22.2 of the Zoning Ordinance shall be amended by adding in alphabetical order the following definitions (the rest of Section 22.2 shall remain unchanged).

Contractors Facility. An office and warehouse facility accommodating a construction contracting business. Examples of these uses include, but are not limited to: excavating companies; building, electrical, mechanical, and plumbing contractors; landscape installers; tree removal companies. This facility may have associated outdoor storage.

Marina and Boat Storage. A facility extending into or over a body of water which offers service to the public or members of the marina for docking, loading, servicing, or other activities related to recreational or commercial watercraft. This facility may have associated outdoor storage.

Offices and Services

2. **Business Services**. Establishments providing direct services to consumers, including, but not limited to: employment agencies, insurance agent offices, real estate offices, travel agencies, exterminators, carpet cleaners, and contractors' offices without warehouse space or outdoor storage.

Outdoor Storage. The outdoor placement of goods such as, building or construction materials, heavy equipment, Class III commercial vehicles (10,001-14,000 pounds gross vehicle weight rating) or larger, commercial trailers, recreational equipment, and other supplies, for future use, production, assembly, preservation or disposal.

Service Station. An establishment where vehicle fuel is dispensed for retail sale.

Vehicle Repair

1. **Major**. The repair, rebuilding or reconditioning of heavy equipment, commercial vehicles, vehicles, recreational equipment or parts thereof within an enclosed building. Examples of major repairs include, but are not limited to: engine replacement, transmission repair, collision service, painting, and steam cleaning. This facility may have associated outdoor storage.
2. **Minor**. The general maintenance of vehicles other than heavy equipment, commercial vehicles, or recreation equipment within an enclosed building. Examples of minor repairs include, but are not limited to: oil changes and lubrication; servicing and repair of spark plugs, batteries, pumps, belts, hoses, air filters, windshield wipers and distributors; replacement of mufflers and exhaust systems, brakes and shock absorbers; radiator cleaning and flushing; sale and installation of automobile

accessories such as tires, radios and air conditioners; wheel alignment and balancing; but excluding tire recapping or grooving or any major vehicle repair. Vehicles awaiting minor repair or service shall be kept within an enclosed building or in approved parking spaces.

Section 7. 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 _____, after a public hearing as required pursuant to Michigan Act 110 of 2006, as amended, and after a first reading on _____. This Ordinance shall be effective on _____, 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.

Russell TeSlaa, Township Supervisor

Michael Dalman, Township Clerk

CERTIFICATE

We, Russell TeSlaa and Michael Dalman, the Supervisor and Clerk, respectively, for the Charter Township of Holland, Ottawa County, Michigan, certify that the foregoing Amendments to the text of the Holland Charter Township Code of Ordinances, Appendix A - Zoning was adopted at a regular meeting of the Township Board held on _____. The following members of the Township Board were present at the meeting:

_____.

The following members of the Township Board were absent: _____.

The Ordinance was adopted by the Township Board with all members present voting in favor and none voting in opposition. The Notice of Adoption of the Ordinance was published in the *Holland Sentinel* on _____.

Russell TeSlaa, Township Supervisor

Michael Dalman, Township Clerk

Below is a “redline” summary of the Holland Charter Township Text Amendments being proposed by the Planning Commission and being considered by the Board on March 20, 2025. Additions are a **bold red** and deletions are shown with a ~~single red strike~~.

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Vehicle Repair		S	S		9.22
Warehousing		S	S		9.22

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Table 6.2 Schedule of Uses: Industrial Districts			
Use	I-1	I-2	Other
Contractors Facility	S	S	9.22
Outdoor storage (related to a principal use)	S P	S P	9.22
Vehicle Repair	S		9.22
Warehousing, wholesale, and distribution	P	P	9.22

Section 4. Dwelling, Multi-Family, Single-Family Attached. Section 9.7.B of the Zoning Ordinance shall be restated to read in its entirety as follows (the rest of Section 9.7 shall remain unchanged).

- B. *Storage*. Each dwelling unit shall include or be provided storage areas totaling no less than ~~120 square feet~~ **10 percent of the required minimum floor area**. These storage areas **shall provide floor to ceiling storage and** may consist of a basement, closet area, attic and/or separate accessory building.

Section 5. Outdoor Storage. Section 9.22 of the Zoning Ordinance shall be restated to read in its entirety as follows.

- A. **Location**. **Outdoor storage areas shall not be located within a front yard.**

- ~~A~~ B. *Setbacks*. The outdoor storage of equipment ~~and~~ **or materials or both** shall not be placed within required setback areas **or required Landscape Buffers**.

Table 9.22 Outdoor Storage Area Setbacks		
Front Setback (ft.)	Adjacent to residential use or zoning	50 Required front yard building setback of the Zoning District
	Adjacent to non-residential use or zoning	50 Required front yard building setback of the Zoning District
Side Setback (ft.)	Adjacent to residential use or zoning	50
	Adjacent to non-residential use or zoning	15
Rear Setback (ft.)	Adjacent to residential use or zoning	50
	Adjacent to non-residential use or zoning	25

- ~~B~~ C. *Screening*. These storage areas shall be enclosed and screened by the on-site buildings or by a **minimum** six (6) foot **100 percent opaque** privacy fence or a comparable evergreen vegetative screen, berm, or combination of fencing, evergreens, and berms.

1. **The approval authority may authorize existing vegetation as screening if it meets the standard of this section.**
2. **Chain link fence slats and mesh wind screens are prohibited.**

- ~~C~~ D. *Storage Area Surface*.

1. Surface. Storage areas shall be paved with asphalt or concrete.
2. Alternative Material. Subject to approval by the Zoning Administrator, the storage area surface may be a pervious surface of equal durability. Gravel, crushed rock, and other alternative surfaces may also be permitted if ~~it~~ **they**:
 - a. Are demonstrated to be properly drained;
 - b. Can be maintained in a durable state that minimizes dust generation;
 - c. Will maintain the character and quality of nearby development; and
 - d. Will be maintained and free of weeds, grass, and overgrown vegetation at all times.

3. Approval. Approval of alternative material does not provide a permanent right that carries with the lot of record. Surfaces may be required to be upgraded during future improvements, change of use, and/or further development.

E. Maximum Area. Outdoor storage areas shall not exceed the area of principal building footprint.

Section 6. Definitions. Section 22.2 of the Zoning Ordinance shall be amended by adding in alphabetical order the following definitions (the rest of Section 22.2 shall remain unchanged).

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Marina and Boat Storage. A facility extending into or over a body of water which offers service to the public or members of the marina for docking, loading, servicing, or other activities related to recreational or commercial watercraft. **This facility may have associated outdoor storage.**

Offices and Services

2. **Business Services.** Establishments providing direct services to consumers, including, but not limited to: employment agencies, insurance agent offices, real estate offices, travel agencies, ~~landscaping and tree removal companies~~, exterminators, carpet cleaners, and contractors' offices without ~~exterior~~ **warehouse space or outdoor storage.**

Outdoor Storage. The outdoor placement of goods such as, building or construction materials, **heavy** equipment, **Class III commercial vehicles (10,001-14,000 pounds gross vehicle weight rating) or larger, commercial trailers, recreational equipment,** and other supplies, for future use, production, assembly, preservation or disposal.

Service Station. An establishment where vehicle fuel is dispensed for retail sale. ~~This use may also collectively include minor vehicle repair services (see Vehicle Repair, Minor); retail sales of convenience items (see Retail), restaurant (see Restaurant and Restaurant with Drive-Through) and a single bay vehicle wash (see Vehicle Wash), but not overnight vehicle storage.~~

Vehicle Repair.

1. **Major.** The repair, rebuilding or reconditioning of ~~motor~~ **heavy equipment, commercial vehicles, vehicles, recreational equipment** or parts thereof, ~~including~~ **within an enclosed building. Examples of major repairs include, but are not limited to: engine replacement, transmission repair, collision service, painting, and steam cleaning. This facility may have associated outdoor storage.**
2. **Minor.** ~~A building or premises used primarily to provide~~ The general maintenance ~~on motor~~ of vehicles ~~such as~~ **other than heavy equipment, commercial vehicles, or recreation equipment within an enclosed building. Examples of minor repairs include, but are not limited to: oil changes and lubrication; servicing and repair of spark plugs, batteries, pumps, belts, hoses, air filters, windshield wipers and distributors; replacement of mufflers and exhaust systems, brakes and shock absorbers; radiator cleaning and flushing; sale and installation of automobile accessories such as tires, radios and air conditioners; wheel alignment and balancing; but excluding tire recapping or grooving or any major ~~mechanical~~ vehicle repair ~~s-collision work or painting~~. Vehicles awaiting minor repair or service shall be kept within an enclosed building or in approved parking spaces.**