

ARTICLE 39-1
Introduction; Toolbox; Legal Provisions

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

Sec. 39-1.01. Explanation of Unified Development Ordinance (UDO). [7-21-2021 by Ord. No. 1796¹]

- A. A unique approach in land use regulation by combining or referencing all development related ordinances and codes. The City of Holland's *Unified Development Ordinance (UDO)* combines the City's existing *Zoning, Streets* and *Sidewalks, Tree, and Subdivision* Ordinances, traditionally divided into multiple ordinances, into a single, graphic-heavy, user-friendly, regulatory document. *UDO* also references additional development related codes such as the International Fire Code (IFC) and the Holland Board of Public Works (HBPW) Terms of Service.
- B. When to use *UDO*. The requirements of *UDO* shall be met for all new construction and for all exterior *renovations*, additions, or *site* alterations. See Section 39-12.01 to determine the approval process for each project.
- C. *UDO* implements the City's Master Plan.
 - 1. It does this through *zoning* standard requirements that implement the goals that were developed through public input and adopted by City Council.
 - 2. *UDO* is a legal document where the *Master Plan* is a policy document. If there is a conflict between *UDO* and the *Master Plan*, *UDO* shall govern.
- D. *UDO* promotes resiliency. Many of the goals of the City's *Master Plan* regard developing a more economically, environmentally, and socially resilient community.
 - 1. Mixed-use development. A primary way to achieve resiliency through *zoning* is by enabling *mixed-use development* in most areas of the City.
 - a. This best planning and zoning practice locates housing close to employment and *amenities*, which promotes resilient practices.
 - b. *UDO* achieves this by changing all commercial *zone districts* into *mixed-use zone districts* and allows for some *mixed-use development* in residential and industrial *zone districts* as well.
 - c. Resilient practices promoted by *mixed-use development*:
 - 1) A reduction in the total *vehicle* miles traveled, resulting in lower greenhouse gas emissions, lower community costs, and decreased traffic congestion.
 - 2) Complete neighborhoods where residents can live, work, and play.
 - 3) Livelier urban spaces with public gathering places and a variety of shops, restaurants, and entertainment.
 - 4) Vibrant commercial areas that provide *retail* and *services*.

1. Editor's Note: This ordinance also repealed former Ch. 39, *Zoning*, adopted by Ord. No. 464, as amended. Ordinance No. 1797, adopted 7-21-2021, also repealed former Ch. 39, *Zoning*.

1	Toolbox	11	Subdivision of Land
2	Zone Districts	12	Processes/ Admin.
3	Form Based Code	13	Non-conformities
4	Add'l Use Standards	14	Definitions
5	Site Design Review Standards		
6	Landscaping/ Green Inf.	9	General Standards
7	Lighting	10	Streets/ Sidewalks/ Driveways
8	Signage		

- 5) Compact *development* that helps preserve open space.
- 6) Efficient use of *services* and infrastructure, resulting in cost savings for the public.
- 7) More nonmotorized transportation opportunities, such as walking and bicycling.
- 8) Preserving property values by enabling developers and property *owners* to gain value from multiple market segments at once.
- 9) Decreased need for pavement, which leads to less stormwater runoff causing flooding and poor surface water quality.

Sec. 39-1.02. Explanation of hybrid zoning. [7-21-2021 by Ord. No. 1796]

- A. Context sensitive approach. Hybrid zoning recognizes the need for context sensitive zoning so that each area of the City has purposeful zone districts and zoning standards to preserve or enhance the area's specific character and to enable appropriate uses in that area. UDO implements hybrid zoning to seamlessly meld four zoning types found throughout the City of Holland. Each zoning type is organized by placing more or less emphasis on these zoning elements: separation of uses, *mixed uses*, character via form and design, general and *site plan* standards, and process. See Section 39-1.02C.
- B. The four hybrid zoning types.
 - 1. Conventional zoning. This is the traditional, historic *zoning* type, which focuses on the separation of uses. *Zone districts* following this *zoning* type only allow a mixture of uses on separate properties. An example of a conventional *zone district* is LDR Low Density Residential.
 - 2. Conventional and mixed-use zoning. This is a new and innovative zoning type that enables a small percentage of mixed uses on the same property. An example of a conventional and *mixed-use zone district* is HDR High Density Residential that permits a maximum of 25% of a multifamily *development* to contain certain commercial uses.
 - 3. Mixed-use zoning. This best practice enables *mixed uses* to be located on the same property, which is extremely important as discussed in Section 39-1.01D. An example of a *mixed-use zone district* is CMU Corridor Mixed Use where commercial and *residential* uses are permitted and *residential* uses do not have a *density* maximum.
 - 4. Form-based code. The *Form-Based Code Zone District* is broken-up into *subdistricts* depending on the context of the area. *Form-based code* encourages *mixed-use development* and is specifically attentive to the form, design, and character of each area. Instead of being organized by permitted uses as the other zoning types are, *form-based code subdistricts* are organized by building and frontage types and by building envelope dimensional

1	Toolbox	11	Subdivision of Land
2	Zone Districts	12	Processes/ Admin.
3	Form Based Code	13	Non-conformities
4	Add'l Use Standards	14	Definitions
5	Site Design Review Standards		
6	Landscaping/ Green Inf.		
7	Lighting		
8	Signage		
9	General Standards		
10	Streets/ Sidewalks/ Driveways		

standards. An example of a *form-based code zone district* is F-CDT Form-Based Code Central Downtown which focuses on preserving the character of the Downtown Holland.

C. Hybrid zoning types and zoning elements. The graphic below depicts the four hybrid zoning types in *UDO*. The importance of each of the zoning elements is depicted by the size of the circles. Each of the City's zone districts is provided below the graphic indicating which hybrid zoning type each uses. Section 39-1.05 provides the *Zoning Map* used to determine which *zone district* each property is located in, within the City.

Conventional Zoning	Conventional and Mixed-Use Zoning	Mixed-Use Zoning	Form-Based Code
<ul style="list-style-type: none"> LDR Low Density Residential CNR Cottage Neighborhood MDR Medium Density Residential TNR Traditional Neighborhood A Airport OS Open Space 	<ul style="list-style-type: none"> HDR High Density Residential MHR Manufactured Housing Community I Industrial 	<ul style="list-style-type: none"> NMU Neighborhood Mixed Use CMU Corridor Mixed Use RMU Redevelopment Mixed Use GMU Greenfield Mixed Use PUD Planned Unit Development 	<ul style="list-style-type: none"> F-CDT Central Downtown F-NDT North Downtown F-EDT East Downtown F-WDT Waterfront Downtown F-CENT Centennial F-RM River Michigan F-SIXT Sixteenth Street F-WASH Washington Boulevard F-SSV South Shore Village

Sec. 39-1.03. Explanation of form-based code. [7-21-2021 by Ord. No. 1796]

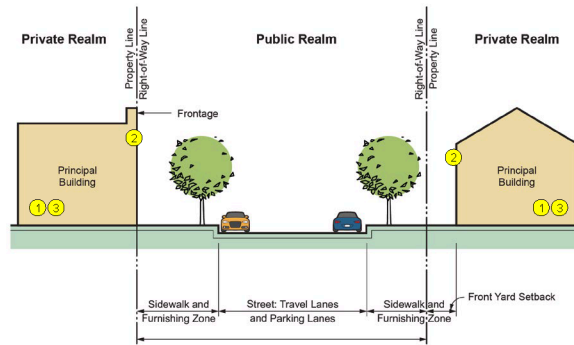
A. Organizing principles. Unlike the conventional, conventional and *mixed-use*, and *mixed-use zoning* types, which are organized by allowable uses and dimensional standards, the *form-based code zoning* type is organized by the following principles:

1. Regulating plan which is an additional layer to the *Zoning Map* that establishes the nine *form-based code subdistricts* based on the desired character for each area.
2. Building types allowed in each *subdistrict* that provide the private realm character.
3. Frontage types allowed in each *subdistrict* that guide how a building and the private realm interact with the *public realm*: the *streets* and sidewalks.
4. Building envelopes for each *subdistrict* that provide dimensional standards.

B. This graphic below depicts these organizing principles. The interaction and

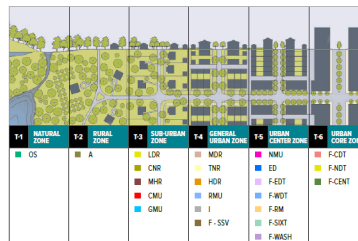
- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

coordination of the private and public realms establishes an area's character. See Section 39-2.23 and Article 39-3 for additional information.



Sec. 39-1.04. Zone districts established. [7-21-2021 by Ord. No. 1796]

A. The transect. In addition to being informed by the *zoning* types, the standards for each *zone district* in *UDO* have also been developed based on the transect. The transect is a context-sensitive planning approach based on, in general, the decrease of lot sizes and increase of land uses allowed from natural to urban character. This approach is critical to ensure that the standards set forth in each *zone district* meet the specific needs of each area, neighborhood or corridor of the City of Holland.



B. Zone district boundaries. The boundaries of the *zone districts* are hereby established as shown on the *Zoning Map* in Section 39-1.05. All notations, references, and other information on the Map shall be considered fully and completely part of *UDO*.

C. Classification of annexed areas. Whenever any area is annexed to the City, if such an area was subject to *zoning* regulations at the time of such annexation, the following classifications shall be applied, pending an overall analysis and adoption of new City *zoning* regulations with respect to the area:

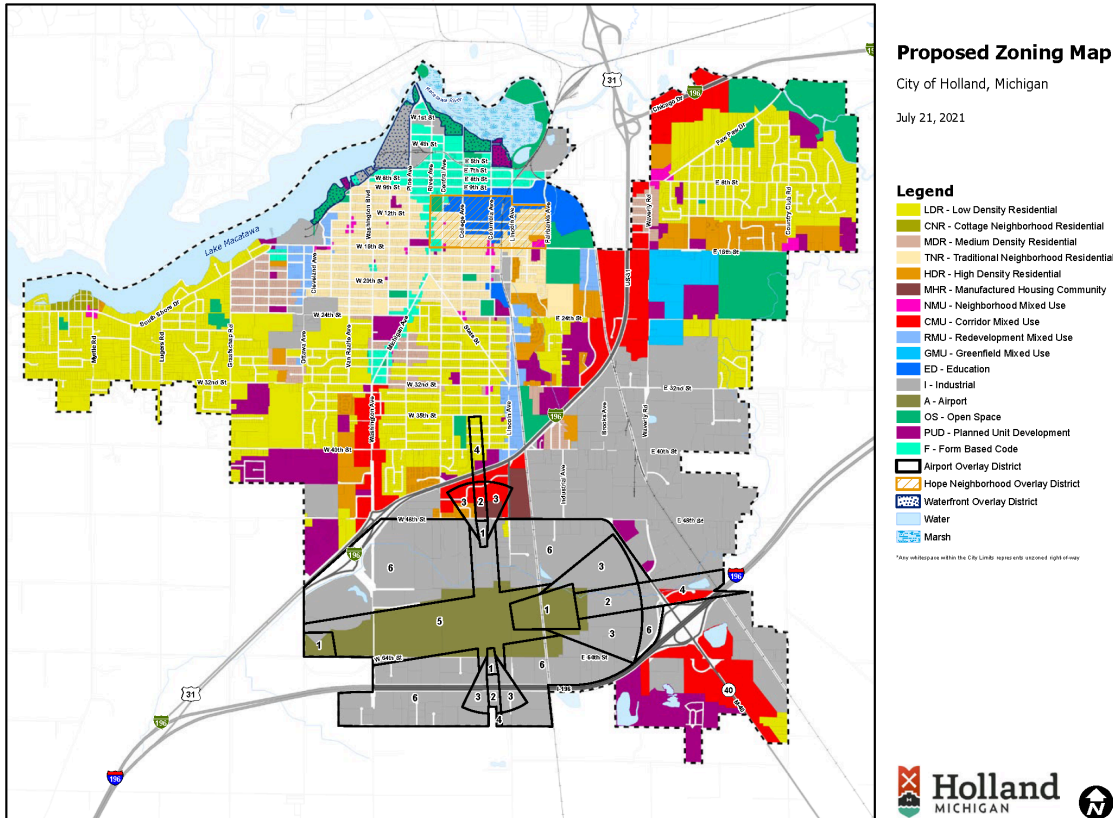
1. Areas previously zoned for industrial uses shall become an I Industrial *Zone District*.
2. Areas previously zoned for commercial *uses* shall become a CMU Corridor *Mixed Use Zone District*.
3. Areas previously zoned for residential *uses* shall become a LDR Low Density Residential *Zone District*.
4. Areas previously zoned for agricultural *uses* shall become an LDR Low

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 10 Streets/ Sidewalks/ Driveways
- 5 Site Design Review Standards
- 9 General Standards
- 4 Add'l Use Standards
- 3 Form Based Code
- 8 Signage
- 7 Lighting
- 2 Zone Districts
- 6 Landscaping/ Green Inf.
- 1 Toolbox

Density Residential *Zone District*.

- Whenever an unzoned area is annexed to the City, such area shall become an LDR Low Density Residential *Zone District*.

Sec. 39-1.05. Zoning Map. [7-21-2021 by Ord. No. 1796]



Sec. 39-1.06. How to use UDO. [7-21-2021 by Ord. No. 1796; amended 10-20-2021 by Ord. No. 1804]

A. Frequently asked questions.

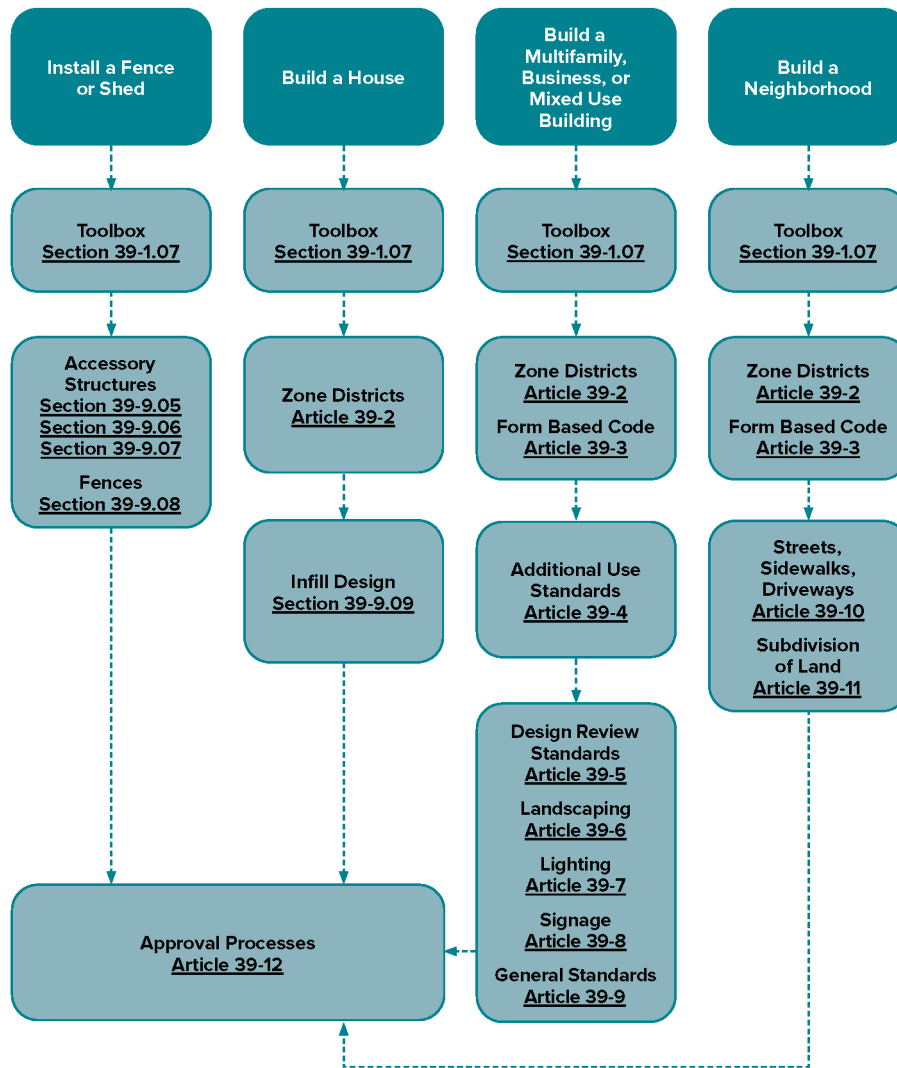
Which Zone District is my property located in?	See the Zoning Map (Section 39-1.05), which will tell you which <i>zone district</i> your property is located in.
How do I determine what I can do in my Zone District?	See the Summary Use Table (Section 39-2.03). Determine use details and parking standards per <i>zone district</i> in Sections 39-2.05 through 39-2.23. <i>F-Form-Based Code Zone District</i> properties: See Article 39-3.

- 11 Subdivision of Land
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 5 Site Design Review Standards
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards

<p>How do I determine where my building can be placed on the site and how tall my building can be?</p>	<p>See the Summary Dimensional Standards Tables to determine dimensional standards per <i>zone district</i> (Section 39-2.04).</p> <p>Determine dimensional standard details per <i>zone district</i> in Sections 39-2.05 through 39-2.23.</p> <p>F-<i>Form-Based Code Zone District</i> properties: See Article 39-3.</p> <p>See Toolbox for how to measure <i>building setbacks</i> and height (Section 39-1.07).</p>	<p>1 Toolbox</p>	<p>2 Zone Districts</p>	<p>6 Landscaping/ Green Inf.</p>	<p>11 Subdivision of Land</p>
<p>Which property line is which?</p>	<p>See the Toolbox to learn how to determine front, side, secondary street, and rear <i>property lines</i> (Section 39-1.07C.1).</p>	<p>3 Form Based Code</p>	<p>7 Lighting</p>	<p>12 Processes/ Admin.</p>	<p>12 Processes/ Admin.</p>
<p>Which types of fences, sheds, and garages can I build and where can I locate them on my property?</p>	<p>See accessory structure and fence standards (Sections 39-2.05 through 39-9.09).</p>	<p>4 Add'l Use Standards</p>	<p>8 Signage</p>	<p>13 Non-conformities</p>	<p>14 Definitions</p>
<p>How many parking spaces do I need to provide?</p>	<p>Each residential unit requires a minimum of 1 parking space.</p> <p>Nonresidential parking: See Sections 39-2.05 through 39-2.23 for standards per <i>zone district</i>.</p>	<p>5 Site Design Review Standards</p>	<p>9 General Standards</p>	<p>10 Streets/ Sidewalks/ Driveways</p>	<p>10 Streets/ Sidewalks/ Driveways</p>
<p>Which signs can I use and how large can they be?</p>	<p>See signage standards (Article 39-8).</p>				
<p>How do I know what a term in UDO means?</p>	<p><i>Italicized words</i> are defined in Article 39-14 or in the section where the term is used.</p>				
<p>How do I obtain approval to construct something on my property?</p>	<p>See Article 39-12 to determine applicable review processes and procedures.</p> <p>Section 39-12.01 provides a review process table by application type.</p>				

B. Review Processes Flowchart.

I WANT TO...



- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 10 Streets/ Sidewalks/ Driveways
- 5 Site Design Review Standards
- 9 General Standards
- 4 Add'l Use Standards
- 3 Form Based Code
- 8 Signage
- 7 Lighting
- 2 Zone Districts
- 6 Landscaping/ Green Inf.
- 1 Toolbox

Sec. 39-1.07. Toolbox. [7-21-2021 by Ord. No. 1796]

A. Intent. The intent of this toolbox section is to provide tools to be used to answer the most commonly asked dimensional and other *zoning* questions. While this section is designed to be comprehensive and stand alone from a regulatory standpoint, there are cross references to more detailed information provided in *UDO*. In the event that there is a conflict between this section and another section elsewhere in *UDO*, the other section shall govern.



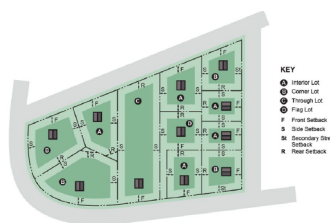
B. How do I know where I can construct a structure on my property?

1. Determine the building envelope. The *building envelope* is the portion of any property where it is legal to construct a *structure*. The *building envelope* is defined by the required *setbacks* and the *building heights* allowed in the *zone district*. Once the required *setbacks* and heights are determined, the area inside of the required *setback yards* is your *building envelope*.

C. How do I determine what the required setbacks and heights are for my property?

1. Determine your front, side, secondary street, and rear property lines.
 - a. *Front property line*: the shortest *property line* running along a street, except in the TNR District. (See Section 39-1.07C2b.)
 - b. *Secondary street frontage*: the longer street frontage, except in the TNR District. (See Section 39-1.07C2b.)
 - c. *Rear property line*: opposite the *front property line*.
 - d. *Side property lines*: all other *property lines*.

Establish Setbacks



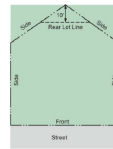
2. Additional requirements and special circumstances.

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 10 Streets/ Sidewalks/ Driveways
- 5 Site Design Review Standards
- 9 General Standards
- 8 Signage
- 7 Lighting
- 3 Form Based Code
- 4 Add'l Use Standards
- 2 Zone Districts
- 6 Landscaping/ Green Inf.
- 1 Toolbox

- a. Corner and through lots. If there are two street frontages of equal dimension, the Zoning Administrator shall determine the *front property line* based on the orientations of existing *buildings* on the site.



- b. TNR corner lot exception. In the TNR District, both street frontages of a *corner lot* shall be considered a *front yard*.
- c. Irregular, triangular, wedge-shaped, or pointed properties. To determine the rear *setback*, the *setback* shall be measured from an imaginary ten-foot line drawn parallel to the *front property line*. See the Irregular Property Diagram.



- d. *Alleys* are not streets. A *property line* along an *alley* shall be considered a *rear or side property line* depending on the *alley's* location relative to the *front property line*.
3. Determine the height and *setback* standards for the *zone district* where the property is located. See Section 39-2.04, Summary Dimensional Standards Table.
 4. How do I measure the *required minimum and maximum setbacks*?
 - a. A *minimum setback* is the minimum distance that a *structure* can be located from the *property line*, and the *maximum setback* is the maximum distance that a *structure* can be located from the *property line*. These *setbacks* are used to preserve and enhance the character of areas and to respond in a context-sensitive way to external variables, such as traffic speed or levels of walkability.
 - b. *Setbacks* are measured at *grade* along the ground between the *property line* and the closest load-bearing structural element of the *building*. See Section 39-1.07C4c, *Setback* measurement diagrams.
 - 1) More than one principal building on a property. Only the closest *building* to the *property line* shall be subject to the minimum or maximum *setback* requirement.

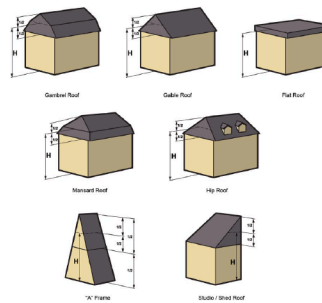
1	Toolbox	11	Subdivision of Land
2	Zone Districts	12	Processes/ Admin.
3	Form Based Code	13	Non-conformities
4	Add'l Use Standards	14	Definitions
5	Site Design Review Standards		
6	Landscaping/ Green Inf.		
7	Lighting		
8	Signage		
9	General Standards		
10	Streets/ Sidewalks/ Driveways		

c. *Setback* measurement diagrams.



D. How do I measure *building heights*?

1. Feet. Where *UDO* calls for a maximum *building height*, the height is measured in feet from *grade*.
2. Stories. Where *UDO* calls for a maximum number of stories in the *F-Form-Based Code Zone District*: A *story* is either 16 feet in height or the distance between the floor and the ceiling of a *building*, whichever is less.
3. Flat roofs. The height of a flat roof is from *grade* to the highest point of the *building*. *Parapets* are counted in the *building height*, but rooftop equipment is not.
4. Gabled and peaked roofs. The maximum height shall be measured to the mean (middle) height between the peak and the *eaves*.



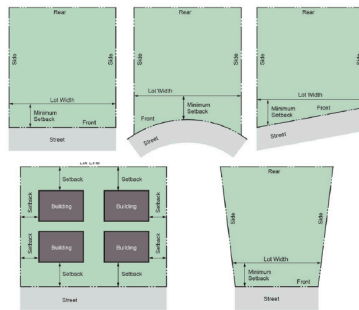
5. Accessory structures: shall be a maximum of 16 feet. See Section 39-9.05.

E. How do I determine if my property is large enough to build on?

1. See Section 39-2.04 (summary building envelope regulations) to determine the *minimum lot size and lot width* of properties in the LDR, CNR, MDR, and TNR *Zone Districts* or when establishing an industrial outlot in the *I Zone District*. All other *zone districts* are not required to be a minimum size.

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 10 Streets/ Sidewalks/ Driveways
- 5 Site Design Review Standards
- 4 Add'l Use Standards
- 9 General Standards
- 3 Form Based Code
- 7 Lighting
- 8 Signage
- 2 Zone Districts
- 1 Toolbox
- 6 Landscaping/ Green Inf.

a. Measurement diagrams:



- 2. How do I measure my *lot width*? The *lot width* is measured along a straight line connecting the *side or secondary street frontage property lines* where the *principal building's required minimum setback* is located.
- 3. What if my property is not large enough? A *variance* application may be submitted to the *Board of Appeals* for review. See Section 39-12.12C.
- F. What is the minimum allowable size of a *single detached dwelling unit*? 500 square feet gross floor area.
- G. What is the minimum allowable width of a *single detached dwelling unit*? 22 feet.
- H. What is the minimum allowable size of a *dwelling unit* in a multi-unit *building*? 300 square feet gross floor area.

Sec. 39-1.08. Title. [7-21-2021 by Ord. No. 1796]

The title of this chapter is the "City of Holland's *Unified Development Ordinance*," abbreviated "*UDO*."

Sec. 39-1.09. Purpose. [7-21-2021 by Ord. No. 1796]

The fundamental purpose of *UDO* is to promote the health, safety, and welfare of the inhabitants of the City by:

- A. Promoting the orderly *development* of the City by implementing the goals and action steps identified in the City of Holland's *Master Plan*, following City policies, and identifying land *uses* suitable for properties to protect *allowable uses* against incompatible *uses* of land;
- B. Encouraging City-wide resiliency through smart, low-impact *development* and stormwater management that preserves and protects the natural and built elements of the City;
- C. Promoting the economic progress of the City by preserving and growing the established commercial business districts and developing additional commercial business and *residential mixed-use* nodes throughout the City;

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 10 Streets/ Sidewalks/ Driveways
- 5 Site Design Review Standards
- 9 General Standards
- 4 Add'l Use Standards
- 3 Form Based Code
- 8 Signage
- 7 Lighting
- 2 Zone Districts
- 6 Landscaping/ Green Inf.
- 1 Toolbox

- D. Preserving and establishing walkable areas by intentionally focusing on *building* form, urban design, and how the *building frontages* interact with the public *street*;
- E. Enhancing the City's multimodal network and providing for the efficient movement and *parking* of vehicular and nonmotorized transportation;
- F. Beautifying the City by enhancing its urban *tree* canopy and being attentive to *site* design and *landscaping*; and
- G. Reducing the hazards to life and property, promoting traffic safety, and providing protection from the spread of fire and other hazards.

Sec. 39-1.10. Interpretation of provisions. [7-21-2021 by Ord. No. 1796]

- A. The provisions of *UDO* shall be held as minimum requirements adopted for the promotion of the public health, safety, and general welfare of the residents, businesses, property *owners*, and occupants of the City of Holland. Among other purposes, the provisions of *UDO* are intended to promote the health, safety, economic vitality, and environmental sustainability of the City.
- B. Adoption of *UDO* is not intended to repeal, abrogate, annul, or in any way impair or interfere with existing provisions of the City's other laws or ordinances, except those specifically repealed at the time of the adoption of *UDO*.
- C. *UDO* does not supersede any private restrictions placed upon property by covenant, deed, or other private agreement more restrictive than *UDO*. Where *UDO* imposes a stricter restriction than is imposed by a private restriction, the provisions of *UDO* shall govern.
- D. Images in *UDO* are included to aid in the interpretation of the text, but are not regulatory. If there is any conflict between an image and text, the text shall govern.

Sec. 39-1.11. Conflicting regulations. [7-21-2021 by Ord. No. 1796]

- A. Whenever any provision of *UDO* imposes more stringent requirements than required by the provisions of any other City ordinance or any county, state, or federal law or regulation, then the provisions of *UDO* shall govern, except if exempted by state or federal statute.
- B. Whenever any provision of *UDO* imposes less stringent requirements than required by the provisions of any other City ordinance or any county, state, or federal law or regulation, then the provisions of the other ordinance, law, or regulation shall govern.

Sec. 39-1.12. Severability. [7-21-2021 by Ord. No. 1796]

The various articles, sections, parts, paragraphs, sentences, and clauses of *UDO* are hereby declared to be severable. If any of them are adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of *UDO* shall not be affected thereby.

1	Toolbox	11	Subdivision of Land
2	Zone Districts	12	Processes/ Admin.
3	Form Based Code	13	Non-conformities
4	Add'l Use Standards	14	Definitions
5	Site Design Review Standards		
6	Landscaping/ Green Inf.		
7	Lighting		
8	Signage		
9	General Standards		
10	Streets/ Sidewalks/ Driveways		

Sec. 39-1.13. Legal basis. [7-21-2021 by Ord. No. 1796]

UDO is enacted pursuant to Public Act 110 of the Public Acts of 2006, the Michigan Zoning Enabling Act, as amended, and Public Act 288 of the Public Acts of 1967, the Michigan Land Division Act.²

Sec. 39-1.14. Compliance with regulations required. [7-21-2021 by Ord. No. 1796]

Except as otherwise specified in *UDO* (through waiver/*variance*/special exception processes), no *structure* or premises shall be used or occupied, and no *building* or part thereof shall be erected, razed, moved, placed, reconstructed, extended, enlarged, or altered, except in compliance with the regulations set forth in *UDO*.

Sec. 39-1.15. Effective date. [7-21-2021 by Ord. No. 1796]

UDO was adopted by the *City Council* of Holland on July 21, 2021, and became effective on August 11, 2021.

1	Toolbox	11	Subdivision of Land
6	Landscaping/ Green Inf.	12	Processes/ Admin.
2	Zone Districts	7	Lighting
3	Form Based Code	8	Signage
		13	Non-conformities
		9	General Standards
		4	Add'l Use Standards
		14	Definitions
		10	Streets/ Sidewalks/ Driveways
		5	Site Design Review Standards

2. Editor's Note: See MCLA § 125.3101 et seq. and MCLA § 560.101 et seq., respectively.

11 Subdivision of Land	12 Processes/ Admin.	13 Non-conformities	14 Definitions
6 Landscaping/ Green Inf.	7 Lighting	8 Signage	9 General Standards
1 Toolbox	2 Zone Districts	3 Form Based Code	4 Add'l Use Standards
			5 Site Design Review Standards
			10 Streets/ Sidewalks/ Driveways

ARTICLE 39-2
Zone Districts

Sec. 39-2.01. Intent. [7-21-2021 by Ord. No. 1796]

To implement *UDO's* purpose (See Section 39-1.09.), this article specifies the standards required for *land uses, building placement, and automobile and bicycle parking per zone district and form-based code subdistrict.* The Summary Use Table (Section 39-2.03) specifies which *land uses* are permitted, permitted with restrictions, permitted with special land use approval, or not permitted in each *zone district.* Sections 39-2.05 through 39-2.23 provide detailed *Zone District Use and Parking Standards Tables.* The Summary Dimensional Standards Table and specific *Zone District Dimensional Standards Tables,* also in Sections 39-2.04 through 39-2.23, provide *building placement standards to promote orderly development.* See Article 39-12 to determine review processes.

Sec. 39-2.02. Zone districts established. [7-21-2021 by Ord. No. 1796]

A. The City is divided into 16 *zone districts* and nine *form-based code subdistricts,* This article and its tables are organized by each *zone district.* *Form-based code subdistrict* standards are located in Article 39-3. The City of Holland's *zone districts and subdistricts* are:

Conventional and Mixed Use Zone Districts	F-Form-Based Code Zone District and Subdistricts
■ LDR Low <i>Density</i> Residential	■ F-CDT Central Downtown
■ CNR Cottage Neighborhood Residential	■ F-NDT North Downtown
■ MDR Medium <i>Density</i> Residential	■ F-EDT East Downtown
■ TNR Traditional Neighborhood Residential	■ F-WDT Waterfront Downtown
■ HDR High <i>Density</i> Residential	■ F-CENT Centennial
■ MHR <i>Manufactured Housing</i> Community	■ F-RM River Michigan
■ NMU Neighborhood <i>Mixed Use</i>	■ F-SIXT Sixteenth Street
■ CMU Corridor <i>Mixed Use</i>	■ F-WASH Washington
■ RMU <i>Redevelopment Mixed Use</i>	■ F-SSV South Shore Village
■ GMU Greenfield <i>Mixed Use</i>	
■ ED Education	Overlay Districts
■ I Industrial	● Airport Overlay District
■ A Airport	● Hope Neighborhood Overlay District
■ OS Open Space	● Waterfront Overlay District
■ PUD Planned Unit <i>Development</i>	

B. Residential zone districts. When UDO uses the term "residential *zone districts,*" that means the LDR, CNR, MDR, TNR, HDR, and MHR *Zone Districts* collectively.

C. The maps in Sections 39-2.05 through 39-2.18 are illustrative only. The regulatory Zoning Map is located in Section 39-1.05.

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

Sec. 39-2.03. Summary Use Table. [7-21-2021 by Ord. No. 1796; amended 12-1-2021 by Ord. No. 1805]

A. Approval type details.

1. Permitted uses (P). The use is allowed on properties in the *zone district*. See each *zone district* for additional standards that may apply.
2. Permitted uses with restrictions (P*). The use is allowed in the *zone district*, but is subject to restrictions. See each *zone district* for additional standards and see specific standards listed in Section 39-4.02.
3. Special land use (S). These uses shall obtain special land use approval from the *Planning Commission*. See each *zone district* for additional standards and see basic special land use standards in Section 39-4.03.
4. Special land uses with restrictions (S*). See each *zone district* for additional standards and see Section 39-4.04 for basic and specific standards for special land uses.

B. Unlisted uses.

1. Uses not listed in a particular *zone district* shall be considered prohibited in that *zone district* unless the Zoning Administrator determines that the proposed use is similar to a *permitted use* in that *zone district*.
2. Uses not listed anywhere in *UDO* may be approved only if the Zoning Administrator determines that the use is similar to a *permitted use* in the *zone district* where the property is located.

11 Subdivision of Land
6 Landscaping/ Green Inf.
1 Toolbox
2 Zone Districts
7 Lighting
12 Processes/ Admin.
3 Form Based Code
8 Signage
13 Non-conformities
4 Add'l Use Standards
9 General Standards
14 Definitions
5 Site Design Review Stan
10 Streets/ Sidewalks/ Drive

Sec. 39-2.04. Summary Dimensional Standards Tables. [7-21-2021 by Ord. No. 1796; amended 12-1-2021 by Ord. No. 1805]

If two or more dimensions are listed, see the applicable *zone district* section to determine when each dimension applies. If a section number is referenced, the requirements can be found in that section.

A. LDR, CNR, MDR, TNR, HDR and MHR Zone Districts.

Dimension	Zone Districts					
	LDR	CNR	MDR	TNR	HDR	MHR
Minimums						
Front yard setback (feet)	30	20/25	25	10	10/25	Section 39-2.10
Side yard setback (feet)	7	7/20	5/20	5	20	Section 39-2.10
Rear yard setback (feet)	25	20	25	25	25	Section 39-2.10
Secondary street frontage setback (feet)	20	10	16/20	7	10/25	Section 39-2.10
Building height (feet)	—	—	—	—	—	—
Property area (square feet)	7,000	5,000	5,000	5,000/ 9,600/ 14,400/ 19,200	—	Section 39-2.10
Property width (feet)	50	50	40	40/60	—	Section 39-2.10
Maximums						
Front yard setback (feet)	—	—	—	25	25/75	—
Side yard setback (feet)	—	—	—	—	—	—
Rear yard setback (feet)	—	—	—	—	—	—
Secondary street frontage setback (feet)	—	—	—	25	25/75	—
Building height (feet)	35	30	35	40	45	35

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts**
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

B. NMU, CMU, RMU and GMU Zone Districts.

Dimension	Zone Districts			
	NMU	CMU	RMU	GMU
Minimums				
Front yard setback (feet)	2/10	20/25	5	10/25
Side yard setback (feet)	0/5/10	25	0/15	10/15
Rear yard setback (feet)	0/10/25	25	0/25	25
Secondary street frontage setback (feet)	2/10	20	5	10
Building height (feet)	—	—	—	—
Property area (square feet)	—	—	—	—
Property width (feet)	—	—	—	—
Maximums				
Front yard setback (feet)	6/25	—/85	15	25/75
Side yard setback (feet)	—	—	—	—
Rear yard setback (feet)	—	—	—	—
Secondary street frontage setback (feet)	6/25	—	15	25/75
Building height (feet)	35	50	35	35

11 Subdivision of Land

12 Processes/ Admin.

13 Non-conformities

14 Definitions

6 Landscaping/ Green Inf.

7 Lighting

8 Signage

9 General Standards

10 Streets/ Sidewalks/ Driveways

5 Site Design Review Standards

1 Toolbox

2 Zone Districts

3 Form Based Code

4 Add'l Use Standards

C. ED, I, A, OS, PUD and F Zone Districts.

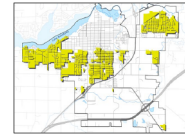
Dimension	Zone Districts					
	ED	I	A	OS	PUD	F
Minimums						
Front yard setback (feet)	Section 39-2.15B	5/25	Section 39-2.17	10	Section 39-2.19	Article 39-3
Side yard setback (feet)	Section 39-2.15B	25	Section 39-2.17	10	Section 39-2.19	Article 39-3
Rear yard setback (feet)	Section 39-2.15B	25	Section 39-2.17	10	Section 39-2.19	Article 39-3
Secondary street frontage setback (feet)	Section 39-2.15B	5/25	Section 39-2.17	10	Section 39-2.19	Article 39-3
Building height (feet)	Section 39-2.15B	—	—	—	—	Article 39-3
Property area (square feet)	Section 39-2.15B	—	—	—	Section 39-2.19	Section 39-2.20
Property width (feet)	Section 39-2.15B	—	—	—	Section 39-2.19	Section 39-2.20
Maximums						
Front yard setback (feet)	Section 39-2.15B	—	Section 39-2.17	—	Section 39-2.19	Article 39-3
Side yard setback (feet)	Section 39-2.15B	—	Section 39-2.17	—	Section 39-2.19	Article 39-3
Rear yard setback (feet)	Section 39-2.15B	—	Section 39-2.17	—	Section 39-2.19	Article 39-3
Secondary street frontage setback (feet)	Section 39-2.15B	—	Section 39-2.17	—	Section 39-2.19	Article 39-3
Building height (feet)	Section 39-2.15B	60/100	Section 39-2.17	10/35	Section 39-2.19	Article 39-3

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

Sec. 39-2.05. Low Density Residential Zone District. [7-21-2021 by Ord. No. 1796]

LDR

A. Intent. The LDR Low Density Residential Zone District is intended primarily for *single detached dwelling units* and detached *accessory dwelling units (ADUs)*. The nonresidential uses that are permitted on separate properties have been determined to be compatible with residential uses.

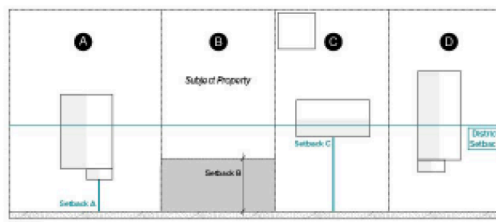


B. LDR Dimensional Standards Table. [Amended 12-1-2021 by Ord. No. 1805; 2-2-2022 by Ord. No. 1810]

Setbacks and Building Height		
Dimension	Minimum (feet)	Maximum (feet)
Front yard ¹	30	—
Side yard	7	—
Rear yard	25	—
Secondary street yard	20	—
Building height	—	35

NOTE:

¹**Front Yard Exception:** The *front yard setback* may be reduced if the adjacent house(s) were built with a lesser *front yard setback*. The *front yard setback* shall be established by averaging the *setback* of the 2 adjacent house(s). No *setback* shall be less than 10 feet.



The average front yard setback of nearest two properties on both sides of subject property. (Setback A + Setback C ÷ 2 = Setback B)

Lot Area and Width		
Use	Minimum Area (square feet)	Minimum Width (feet)
1 single detached dwelling	7,000	50
1 accessory dwelling unit (ADU)	7,000	50
Nonresidential	7,000	50

C. LDR Use and Parking Standards Table. [Amended 12-1-2021 by Ord. No. 1805]

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

Use	Approval Type	Minimum Auto Parking Spaces ¹	Minimum Bike Parking Spaces Section 39-9.03	Additional Standards (Section in Chapter 39)
Residential Uses				
1 single detached dwelling unit	Permitted	1 per dwelling unit	—	Section 39-9.04
1 accessory dwelling unit (ADU)	Permitted	1 per dwelling unit	—	Section 39-9.07
Bed-and-breakfast	Permitted: 1 to 4 guest rooms	1 per guest room, plus 1 for the dwelling unit	4	Section 39-4.02C
	Special exception: 5 to 8 guest rooms			Section 39-12.12B special exception
Short-term rentals	Permitted with restrictions (See Section 39-4.02Q)	1 per dwelling unit	—	Section 39-4.02Q Chapter 14
Home occupation/business Types 1 and 2	Type 1: permitted; Type 2: special exception	1 per dwelling unit Type 2:2 available	—	Section 39-4.02G Section 39-12.12B special exception
Child care, in-home	1 to 6 children permitted;	—	—	Section 39-4.02D.2 and Section 39-4.02D.3
	6 or more requires special exception			
Other Uses				
Offices	Permitted accessory to a religious institution or K-12 school	1 per 800 square feet	—	—
Child-care centers	Permitted accessory to a religious institution or K-12 school	1 per 800 square feet	—	Section 39-4.02D.1
Alternative energy: solar	Permitted as accessory use	—	—	Section 39-4.02B Section 39-4.04B
	Permitted: 40 feet in height or less Special land use: greater than 40 feet in height shall be accessory use	—	—	Section 39-4.02B Section 39-4.04B
Greenhouses	Permitted as accessory use	—	—	—
Government/municipal services	Special land use	Approving authority determination	1 per 5,000 square feet, minimum 4 available to general public	Section 39-4.03
Institutions of higher education	Special land use	Approving authority determination	Approving authority determination	Section 39-4.03
K-12 schools	Special land use	Approving authority determination	2 per classroom	Section 39-4.03
	Existing uses can expand without special land use approval.			
Marinas	Special land use	Approving authority determination	Approving authority determination	Section 39-4.04F

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

Use	Approval Type	Minimum Auto Parking Spaces ¹	Minimum Bike Parking Spaces Section 39-9.03	Additional Standards (Section in Chapter 39)
Religious institutions	Permitted	Approving authority determination	1 per 40 seats in worship space, minimum 4 available to general public	—
Wireless communication facilities	Permitted only when located on an existing structure	—	—	Section 39-4.02X Section 39-4.04M

NOTE:

¹ Where square footage is referenced, it refers to gross building square footage.

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

Sec. 39-2.06. Cottage Neighborhood Residential Zone District. [7-21-2021 by Ord. No. 1796]



A. Intent. The CNR Cottage Neighborhood Residential *Zone District* is intended primarily for residential properties in neighborhoods with small *lots*, such as the Central Park Neighborhood. The combination of small *lot* sizes, narrow street *rights-of-way*, and the compact geography of the neighborhood create a residential *zone district* where, if not controlled through the *zone district* standards, the *scale* and size of some *buildings* could have negative impacts on adjacent properties. Nonresidential *uses* are permitted on separate properties that are deemed compatible with residential *uses*. The infill design review process is required in this *zone district* to ensure design continuity and character preservation.



B. CNR Dimensional Standards Table. [Amended 12-1-2021 by Ord. No. 1805; 2-2-2022 by Ord. No. 1812]

Setbacks and Principal Building Size		
Dimension	Minimum	
	(feet)	Maximum
Setbacks		
Front yard	20 (25 when abutting a right-of-way less than 33 wide)	—
Side yard (residential)	7	—
Side yard (nonresidential)	20	—
Rear yard	20	—
Secondary street yard	10	—
Building Size		
Building height	—	30 feet
Residential building size	—	2,500 square feet Section 39-2.06C.2
Nonresidential building size	—	2,500 square feet Section 39-2.06C.3

Attached Garage Setbacks	
Section 39-9.04E	
Type of Yard	Minimum (feet)
Secondary street yard	16

NOTE:

See Section 39-9.05 for detached accessory structures.

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

Use	Lot Area and Width	
	Minimum Area (square feet)	Minimum Width (feet)
1 single detached dwelling unit	5,000	50
Nonresidential	5,000	50

C. CNR Use and Parking Standards Table. [Amended 12-1-2021 by Ord. No. 1805]

Use	Approval Type	Minimum Auto Parking Spaces ¹	Minimum Bike Parking Spaces Section 39-9.03	Additional Standards (Section in Chapter 39)
Residential Uses				
1 single detached dwelling unit	Permitted	1 per dwelling unit	—	Section 39-9.04
Bed-and-breakfast	Permitted: 1 to 4 guest rooms Special exception: 5 to 8 guest rooms	1 per guest room, plus 1 for the dwelling unit	4	Section 39-4.02C Section 39-12.12B special exception
Short-term rental	Permitted with restrictions (See Section 39-4.02Q.)	1 per dwelling unit	—	Section 39-4.02Q Chapter 14
Home occupation/business Types 1 and 2	Type 1: permitted Type 2: special exception	Type 1: 1 per dwelling unit Type 2: 2 available	—	Section 39-4.02G Section 39-12.12B special exception
Child care, in-home	1 to 6 children permitted; 6 or more requires special exception	—	—	Section 39-4.02D.2 and Section 39-4.02D.3
Other Uses				
Offices	Permitted accessory to a religious institution or K-12 school	1 per 800 square feet	—	—
Child-care centers	Permitted accessory to a religious institution or K-12 school	1 per 800 square feet	—	Section 39-4.02D.1
Alternative energy: solar	Permitted as accessory use	—	—	Section 39-4.02B Section 39-4.04B
Alternative energy: wind	Permitted: 40 feet in height or less Special land use: greater than 40 feet in height Shall be accessory use	—	—	Section 39-4.02B Section 39-4.04B
Greenhouses	Permitted as accessory use	—	—	—

11 Subdivision of Land

12 Processes/ Admin.

13 Non-conformities

14 Definitions

6 Landscaping/ Green Inf.

7 Lighting

8 Signage

9 General Standards

10 Streets/ Sidewalks/ Driveways

1 Toolbox

2 Zone Districts

3 Form Based Code

4 Add'l Use Standards

5 Site Design Review Standards

Use	Approval Type	Minimum Auto Parking Spaces ¹	Minimum Bike Parking Spaces Section 39-9.03	Additional Standards (Section in Chapter 39)
Government/municipal services	Special land use	Approving authority determination	1 per 5,000 square feet, minimum 4 available to general public	Section 39-4.03
Institutions of higher education	Special land use	Approving authority determination	Approving authority determination	Section 39-4.03
K-12 schools	Special land use Existing uses can expand without special land use approval.	Approving authority determination	2 per classroom	Section 39-4.03
Marinas	Special land use	Approving authority determination	Approving authority determination	Section 39-4.04F
Religious institutions	Permitted	Approving authority determination	1 per 40 seats in worship space, minimum 4 available to general public	—
Wireless communication facilities	Permitted only when located on an existing structure	—	—	Section 39-4.02X Section 39-4.04M

NOTE:

¹ Where square footage is referenced, it refers to gross building square footage.

D. Additional standards. [Amended 12-1-2021 by Ord. No. 1805]

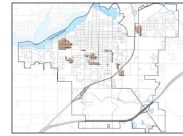
1. The infill design review standards shall apply in the CNR *Zone District* as described in Section 39-9.09.
2. Residential *buildings* shall not exceed 2,500 square feet in gross floor area.
3. Nonresidential *buildings* shall not exceed 2,500 square feet in gross floor area unless approved for a special exception under Section 39-12.12B.
4. *Accessory dwelling units* are not permitted.
5. The maximum size of any *accessory structure* in the CNR District is 576 square feet.

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

Sec. 39-2.07. Medium Density Residential Zone District. [7-21-2021 by Ord. No. 1796]

MDR

A. Intent. The MDR Medium Density Residential *Zone District* is intended for one detached dwelling units and *two attached dwelling units*. To encourage medium *density*, both dwelling types are permitted on the same size properties. Nonresidential uses are permitted on separate properties that are deemed compatible with residential uses.

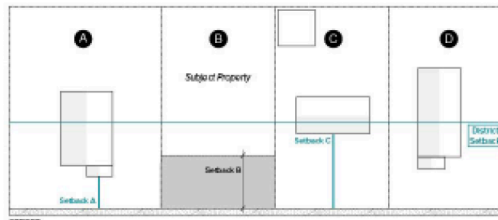


B. MDR Dimensional Standards Table. [Amended 12-1-2021 by Ord. No. 1805; 2-2-2022 by Ord. No. 1810]

Setbacks and Building Height		
Dimension	Minimum (feet)	Maximum (feet)
Setbacks		
Front yard ¹	25	—
Side yard, residential	5	—
Side yard, nonresidential	20	—
Rear yard	25	—
Secondary street yard, residential	16	—
Secondary street yard, nonresidential	20	—
Building height	—	35

NOTE:

¹**Front Yard Exception:** The *front yard setback* may be reduced if the adjacent house(s) were built with a lesser *front yard setback*. The *front yard setback* shall be established by averaging the *setback* of the 2 adjacent house(s). No *setback* shall be less than 10 feet.



The average front yard setback of nearest two properties on both sides of subject property. (Setback A + Setback C ÷ 2 = Setback B)

Lot Area and Width		
Use	Minimum Area (square feet)	Minimum Width (feet)
1 single detached dwelling unit	5,000	40
1 building with 2 attached dwelling units	5,000	40
Nonresidential	5,000	40

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 10 Streets/ Sidewalks/ Driveways
- 5 Site Design Review Standards
- 9 General Standards
- 4 Add'l Use Standards
- 3 Form Based Code
- 8 Signage
- 7 Lighting
- 2 Zone Districts
- 6 Landscaping/ Green Inf.
- 1 Toolbox

C. MDR Use and Parking Standards Table. [Amended 12-1-2021 by Ord. No. 1805]

Use	Approval Type	Minimum Auto Parking Spaces ¹	Minimum Bike Parking Spaces Section 39-9.03	Additional Standards (Section in Chapter 39)
Residential Uses				
1 single detached dwelling unit	Permitted	1 per dwelling unit	—	Section 39-9.04
1 building with 2 attached dwelling units	Permitted	1 per dwelling unit	—	Section 39-9.04
1 accessory dwelling unit (ADU)	Permitted only on properties with single detached dwelling units	1 per dwelling unit	—	Section 39-9.07
Bed-and-breakfast	Permitted: 1 to 4 guest rooms Special exception: 5 to 8 guest rooms	1 per guest room, plus 1 for the dwelling unit	1 per 10 rooms, minimum 4 available to general public	Section 39-4.02C Section 39-12.12B special exception
Short-term rentals	Permitted with restrictions	1 per dwelling unit	—	Section 39-4.02Q Chapter 14
Home occupation/business Types 1 and 2	Type 1: permitted Type 2: special exception	Type 1: 1 per dwelling unit Type 2: 2 available	—	Section 39-4.02G Section 39-12.12B special exception
Child care, in-home	1 to 6 children permitted; 6 or more requires special exception	—	—	Section 39-4.02D.2 and Section 39-4.02D.3
Other Uses				
Offices	Permitted accessory to a religious institution or K-12 school	1 per 800 square feet	—	—
Child-care centers	Permitted accessory to a religious institution or K-12 school	1 per 800 square feet	—	Section 39-4.02D.1
Alternative energy: solar	Permitted as accessory use	—	—	Section 39-4.02B Section 39-4.04B
Alternative energy: wind	Permitted: 40 feet in height or less Special land use: greater than 40 feet in height Shall be accessory use	—	—	Section 39-4.02B Section 39-4.04B
Greenhouses	Permitted as accessory use	—	—	—
Government/municipal services	Special land use	Approving authority determination	1 per 5,000 square feet, minimum 4 available to general public	Section 39-4.03
Institutions of higher education	Special land use	Approving authority determination	Approving authority determination	Section 39-4.03

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

Use	Approval Type	Minimum Auto Parking Spaces ¹	Minimum Bike Parking Spaces Section 39-9.03	Additional Standards (Section in Chapter 39)
K-12 schools	Special land use Existing uses can expand without special land use approval.	Approving authority determination	2 per classroom	Section 39-4.03
Marinas	Special land use	Approving authority determination	Approving authority determination	Section 39-4.04F
Religious institutions	Permitted	Approving authority determination	1 per 40 seats in worship space, minimum 4 available to general public	—
Wireless communication facilities	Permitted only when located on an existing structure	—	—	Section 39-4.02X; Section 39-4.04M

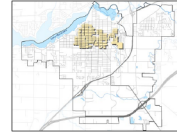
NOTE:

¹ Where square footage is referenced, it refers to gross building square footage.

- 11 Subdivision of Land
- 6 Landscaping/ Green Inf.
- 12 Processes/ Admin.
- 7 Lighting
- 13 Non-conformities
- 14 Definitions
- 10 Streets/ Sidewalks/ Driveways
- 5 Site Design Review Standards
- 9 General Standards
- 4 Add'l Use Standards
- 8 Signage
- 3 Form Based Code
- 2 Zone Districts
- 1 Toolbox

Sec. 39-2.08. Traditional Neighborhood Residential Zone District. [7-21-2021 by Ord. No. 1796] TNR

A. Intent. The TNR Traditional Neighborhood Residential *Zone District* is intended for medium-high *density* of residential units. Allowing up to four attached *dwelling units* on a single property, TNR standards ensure the preservation and enhancement of the City's core, urban, historic, and walkable neighborhoods. Nonresidential uses are permitted on separate properties that are deemed compatible with residential uses. The infill design review process is required in this *zone district* to ensure design continuity and character preservation.



B. TNR Dimensional Standards Table. [Amended 12-1-2021 by Ord. No. 1805; 2-2-2022 by Ord. No. 1812]

Setbacks and Building Height		
Dimension	Minimum	Maximum
Setbacks	(feet)	(feet)
Front yard	10	25
Side yard	5	—
Rear yard	25	—
Secondary street yard	7	25
Building height	—	40

Attached Garage Setbacks	
Section 39-9.04E	
Type of Yard	Minimum
	(feet)
Front yard	16
Secondary street yard	16

NOTE:

See Section 39-9.05 for detached accessory structures.

Lot Area and Width		
Use	Minimum Area	Minimum Width
	(square feet)	(feet)
1 single detached dwelling unit	5,000	40
1 building with 2 attached dwelling units	9,600	60
1 building with 3 attached dwelling units	14,400	60
1 building with 4 attached dwelling units	19,200	60
Nonresidential	5,000	40

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

C. TNR Use and Parking Standards Table. [Amended 12-1-2021 by Ord. No. 1805]

Use	Approval Type	Minimum Auto Parking Spaces ¹	Minimum Bike Parking Spaces Section 39-9.03	Additional Standards (Section in Chapter 39)
Residential Uses				
1 single detached dwelling unit	Permitted	1 per dwelling unit	—	Section 39-9.04
1 building with 2 attached dwelling units	Permitted Limitations: Sections 39-2.08B, 39-2.08C.1, 39-2.21	1 per dwelling unit	—	Section 39-9.04
1 building with 3 attached dwelling units	Permitted Limitations: Sections 39-2.08B, 39-2.08C.1, 39-2.21	1 per dwelling unit	—	Section 39-9.04
1 building with 4 attached dwelling units	Permitted Limitations: Sections 39-2.08B, 39-2.08C.1, 39-2.21	1 per dwelling unit	—	Section 39-9.04
1 accessory dwelling unit (ADU)	Permitted only on properties with single detached dwelling units	1 per dwelling unit	—	Section 39-9.07
Bed-and-breakfast	Permitted: 1 to 4 guest rooms Special exception: 5 to 8 guest rooms	1 per guest room, plus 1 for the dwelling unit	4	Section 39-4.02C Section 39-12.12B special exception
Short-term rentals	Permitted with restrictions	1 per dwelling unit	—	Section 39-4.02Q Chapter 14
Home occupation/business Types 1 and 2	Type 1: permitted Type 2: special exception	Type 1: 1 per dwelling unit Type 2: 2 available	—	Section 39-4.02G Section 39-12.12B special exception
Child care, in-home	1 to 6 children permitted; 6 or more requires special exception	—	—	Section 39-4.02D.2 and Section 39-4.02D.3
Other Uses				
Offices	Permitted accessory to a religious institution or K-12 school	1 per 800 square feet	—	—
Child-care centers	Permitted accessory to a religious institution or K-12 school	1 per 800 square feet	—	Section 39-4.02D.1
Alternative energy: solar	Permitted as accessory use	—	—	Section 39-4.02B Section 39-4.04B

11 Subdivision of Land

11

12 Processes/ Admin.

12

13 Non-conformities

13

14 Definitions

14

10 Streets/ Sidewalks/ Driveways

10

9 General Standards

9

8 Signage

8

7 Lighting

7

3 Form Based Code

3

2 Zone Districts

2

1 Toolbox

1

6 Landscaping/ Green Inf.

6

Use	Approval Type	Minimum Auto Parking Spaces ¹	Minimum Bike Parking Spaces Section 39-9.03	Additional Standards (Section in Chapter 39)
Alternative energy: wind	Permitted: 40 feet in height or less Special land use: greater than 40 feet in height Shall be accessory use	—	—	Section 39-4.02B Section 39-4.04B
Greenhouses	Permitted as accessory use	—	—	—
Government/municipal services	Special land use	Approving authority determination	1 per 5,000 square feet, minimum 4 available to general public	Section 39-4.03
Institutions of higher education	Special land use	Approving authority determination	Approving authority determination	Section 39-4.03
K-12 schools	Special land use Existing uses can expand without special land use approval.	Approving authority determination	2 per classroom	Section 39-4.03
Marinas	Special land use	Approving authority determination	Approving authority determination	Section 39-4.04F
Religious institutions	Permitted	Approving authority determination	1 per 40 seats in worship space, minimum 4 available to general public	—
Wireless communication facilities	Permitted only when located on an existing structure	—	—	Section 39-4.02X Section 39-4.04M

NOTE:

¹ Where square footage is referenced, it refers to gross building square footage.

D. Additional standards required. [Amended 12-1-2021 by Ord. No. 1805]

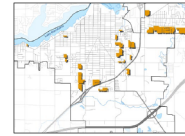
1. Hope Neighborhood Overlay District. See Section 39-2.21 to determine if located in the Hope Neighborhood Overlay District and for requirements.
2. The infill design review standards shall apply in the TNR Zone District as described in Section 39-9.09.
3. Education Zone District. These TNR standards shall apply to *single detached dwelling units* located in the *ED Zone District* (Section 39-2.15) that are not owned by an *institution of higher education*.
4. Historic districts. Properties in an *historic district* are also required to adhere to the City Code of Ordinances Chapter 2, Article XV, *Historic Districts* and *Historic District Commission Ordinance*.

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

Sec. 39-2.09. High Density Residential Zone District. [7-21-2021 by Ord. No. 1796]

HDR

A. Intent. The HDR High Density Residential *Zone District* is intended for residential dwellings with two or more attached *dwelling units*. To encourage affordability and apartment communities, the HDR *Zone District* encourages residential developments with five or more units, flexibility in design, and medium-intensity nonresidential *uses* to provide *services* to residents.



B. HDR Dimensional Standards Table. [Amended 2-2-2022 by Ord. No. 1812]

Dimension	Setbacks and Building Height	
	Minimum (feet)	Maximum (feet)
Setbacks		
Front yard, from existing streets	25	75
Front yard, from internal/new streets	10	25
Side yard	20	—
Rear yard	25	—
Secondary street yard, from existing streets	25	75
Secondary street yard, from internal/new public streets	10	25
Building height	—	45

Attached Garage Setbacks	
Section 39-9.04E	
Type of Yard	Minimum (feet)

Front yard, from internal/new streets	16
Secondary street yard, from internal/new public streets	16

NOTE:

See Section 39-9.05 for detached accessory structures.

C. HDR Use and Parking Standards Table. [Amended 12-1-2021 by Ord. No. 1805]

Use	Approval Type	Minimum Auto Parking Spaces ¹	Minimum Bike Parking Spaces Section 39-9.03	Additional Standards (Section in Chapter 39)
Residential Uses				
Two attached dwelling units	Permitted	1 per dwelling unit	—	Section 39-9.04
Three attached dwelling units	Permitted	1 per dwelling unit	—	Section 39-9.04

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 10 Streets/ Sidewalks/ Driveways
- 5 Site Design Review Standards
- 4 Add'l Use Standards
- 9 General Standards
- 8 Signage
- 7 Lighting
- 3 Form Based Code
- 2 Zone Districts
- 6 Landscaping/ Green Inf.
- 1 Toolbox

Use	Approval Type	Minimum Auto Parking Spaces ¹	Minimum Bike Parking Spaces Section 39-9.03	Additional Standards (Section in Chapter 39)
Four attached dwelling units	Permitted	1 per dwelling unit	—	Section 39-9.04
Five or more attached dwelling units	Permitted	1 per dwelling unit	1 long-term space per 2 dwelling units; 4 short-term spaces for general public	Section 39-9.04
Bed-and-breakfast	Permitted: 1 to 4 guest rooms Special exception: 5 to 8 guest rooms	1 per guest room, plus 1 for the dwelling unit	4	Section 39-4.02C Section 39-12.12B special exception
Short-term rentals	Permitted only when owner-occupied	1 per dwelling unit	—	Section 39-4.02Q Chapter 14
Home occupation/business Types 1 and 2	Type 1: permitted Type 2: special exception	Type 1: 1 per dwelling unit Type 2: 2 available	—	Section 39-4.02G Section 39-12.12B special exception
Child care, in-home	1 to 6 children permitted; 6 or more requires special exception	—	—	Section 39-4.02D.2 and 3
Commercial Uses				
Retail	Permitted when located in same structure as 5 or more dwelling units and not exceeding 25% of the total floor area	1 per 400 square feet	1 per 4,000 square feet for the first 75,000 square feet 1 per 12,500 square feet for floor area over 75,000 square feet Minimum 4 available to general public	—
Services	Permitted when located in same structure as 5 or more dwelling units and not exceeding 25% of the total floor area	1 per 400 square feet	1 per 5,000 square feet, minimum 4 available to general public	—
Offices	Permitted when located in same structure as 5 or more dwelling units and not exceeding 25% of the total floor area	1 per 400 square feet	1 per 5,000 square feet, minimum 4 available to general public	—
Nursing homes	Permitted	1.25 per patient room	Approving authority determination	

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

Use	Approval Type	Minimum Auto Parking Spaces ¹	Minimum Bike Parking Spaces Section 39-9.03	Additional Standards (Section in Chapter 39)
Child-care centers	Permitted accessory to a religious institution or K-12 school or when located in same structure as 5 or more dwelling units and not exceeding 25% of the total floor area	1 per 800 square feet	—	Section 39-4.02D.1
Event venues	Permitted when located in same structure as 5 or more dwelling units and not exceeding 25% of the total floor area	1 per 400 square feet	Approving authority determination	—
Other Uses				
Alternative energy: solar	Permitted as accessory use	—	—	Section 39-4.02B Section 39-4.04B
Alternative energy: wind	Permitted: 40 feet in height or less Special land use: greater than 40 feet in height Shall be accessory use	—	—	Section 39-4.02B Section 39-4.04B
Greenhouses	Permitted as accessory use	—	—	—
Government/ municipal services	Special land use	Approving authority determination	1 per 5,000 square feet, minimum 4 available to general public	Section 39-4.03
Institutions of higher education	Special land use	Approving authority determination	Approving authority determination	Section 39-4.03
K-12 schools	Special land use Existing uses can expand without special land use approval.	Approving authority determination	2 per classroom	Section 39-4.03
Marinas	Special land use	Approving authority determination	Approving authority determination	Section 39-4.04F
Recreation: indoor	Permitted as accessory use	Approving authority determination	—	—
Recreation: outdoor	Permitted as accessory use	Approving authority determination	—	—
Religious institutions	Permitted	Approving authority determination	1 per 40 seats in worship space, minimum 4 available to general public	—
Wireless communication facilities	Permitted only when located on an existing structure	—	—	Section 39-4.02X Section 39-4.04M

11 Subdivision of Land

12 Processes/ Admin.

13 Non-conformities

14 Definitions

6 Landscaping/ Green Inf.

7 Lighting

8 Signage

9 General Standards

10 Streets/ Sidewalks/ Driveways

1 Toolbox

2 Zone Districts

3 Form Based Code

4 Add'l Use Standards

5 Site Design Review Standards

NOTE:

¹ Where square footage is referenced, it refers to gross building square footage.

11 Subdivision of Land	12 Processes/ Admin.	13 Non-conformities	14 Definitions
6 Landscaping/ Green Inf.	7 Lighting	8 Signage	9 General Standards
1 Toolbox	2 Zone Districts	3 Form Based Code	4 Add'l Use Standards
			5 Site Design Review Standards
			10 Streets/ Sidewalks/ Driveways

Sec. 39-2.10. Manufactured Housing Community Zone District. [7-21-2021 by Ord. No. 1796]



- A. Intent. The MHR Manufactured Housing Community Zone District is intended for *manufactured housing* in state-licensed mobile home parks that are safe and attractive and use high-quality materials.
- B. MHR Dimensional Standards Table. [Amended 2-2-2022 by Ord. No. 1812]



- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways

Dimension	Setbacks and Building Height	
	Minimum (feet)	Maximum (feet)
Setbacks		
Front yard	10	—
Side yard	25	—
Rear yard	25	—
Secondary street yard	10	—
Building height	—	35

Attached Garage Setbacks	
Section 39-9.04E	
Type of Yard	Minimum (feet)
Front yard	16
Secondary street yard	16

NOTE:

See Section 39-9.05 for detached accessory structures.

Use	Lot Area and Width	
	Minimum Area	Minimum Width
Manufactured housing communities	50 manufactured homes	10 manufactured homes per acre
Community development area	10 acres	—
Open space	5% of community	—

C. MHR Use and Parking Standards Table. [Amended 12-1-2021 by Ord. No. 1805]

Use	Approval Type	Minimum Auto Parking Spaces ¹	Minimum Bike Parking Spaces Section 39-9.03	Additional Standards (Section in Chapter 39)
Residential Uses				
1 single detached dwelling unit	Permitted	1 per dwelling unit	—	Section 39-9.04

Use	Approval Type	Minimum Auto Parking Spaces ¹	Minimum Bike Parking Spaces Section 39-9.03	Additional Standards (Section in Chapter 39)
Manufactured housing communities	Permitted	1 per dwelling unit	—	Section 39-2.10D through F
Bed-and-breakfast	Permitted: 1 to 4 guest rooms Special exception: 5 to 8 guest rooms	1 per guest room, plus 1 for the dwelling unit	4	Section 39-4.02C Section 39-12.12B special exception
Short-term rentals	Permitted only when owner-occupied	1 per dwelling unit	—	Section 39-4.02Q Chapter 14
Home occupation/business Types 1 and 2	Type 1: permitted Type 2: special exception	Type 1: 1 per dwelling unit Type 2: 2 available	—	Section 39-4.02G Section 39-12.12B special exception
Child care, in-home	1 to 6 children permitted; 6 or more requires special exception	—	—	Section 39-4.02D.2 and Section 39-4.02D.3
Commercial Uses				
Services	Permitted as accessory to manufactured housing community and shall not exceed 10% of the community complex	1 per 400 square feet	1 per 5,000 square feet, minimum 4 available to general public	—
Offices	Permitted as accessory to manufactured housing community and shall not exceed 10% of the community complex	1 per 400 square feet	1 per 5,000 square feet, minimum 4 available to general public	—
Child-care centers	Permitted as accessory to manufactured housing community and shall not exceed 10% of the community complex	1 per 800 square feet	—	Section 39-4.02D.1
Event venues	Permitted as accessory to manufactured housing community and shall not exceed 10% of the community complex	1 per 500 square feet	Approving authority determination	—
Other Uses				
Alternative energy: solar	Permitted as accessory use	—	—	Section 39-4.02B Section 39-4.04B

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

Use	Approval Type	Minimum Auto Parking Spaces ¹	Minimum Bike Parking Spaces Section 39-9.03	Additional Standards (Section in Chapter 39)
Alternative energy: wind	Permitted: 40 feet in height or less Special land use: greater than 40 feet in height Shall be accessory use	—	—	Section 39-4.02B Section 39-4.04B
Self-storage facilities	Permitted: as accessory to manufactured housing community	—	—	Section 39-4.02P
Greenhouses	Permitted as accessory use	—	—	—
Government/municipal services	Special land use	Approving authority determination	1 per 5,000 square feet, minimum 4 available to general public	Section 39-4.03
Institutions of higher education	Special land use	Approving authority determination	Approving authority determination	Section 39-4.03
K-12 schools	Special land use Existing uses can expand without special land use approval.	Approving authority determination	2 per classroom	Section 39-4.03
Marinas	Special land use	Approving authority determination	Approving authority determination	Section 39-4.04F
Recreation: indoor	Permitted: as accessory to manufactured housing community	Approving authority determination	—	—
Recreation: outdoor	Permitted: as accessory to manufactured housing community	Approving authority determination	—	—
Religious institutions	Permitted	Approving authority determination	1 per 40 seats in worship space, minimum 4 available to general public	—
Wireless communication facilities	Permitted only when located on an existing structure	—	—	Section 39-4.02X Section 39-4.04M

NOTE:

¹ Where square footage is referenced, it refers to gross building square footage.

D. Additional requirements.

1. Minimum *setback* for recreational, utility, service, or administrative *buildings* is 20 feet to exterior *property lines* and 10 feet to a *manufactured housing* community property.
2. Any portion of a *manufactured housing* community located adjacent to the I, NMU, CMU, RMU, GMU, or F *Zone Districts* shall be fenced or screened to

11 Subdivision of Land

12 Processes/ Admin.

13 Non-conformities

14 Definitions

6 Landscaping/ Green Inf.

7 Lighting

8 Signage

9 General Standards

10 Streets/ Sidewalks/ Driveways

1 Toolbox

2 Zone Districts

3 Form Based Code

4 Add'l Use Standards

5 Site Design Review Standards

six feet in height.

- 3. Manufactured homes shall not be occupied unless located on a *manufactured housing* stand and until all provisions of this section have been complied with.
 - 4. Every manufactured home stand shall be provided with supporting concrete piers or a concrete surface and a minimum of eight tie-down anchors suitable to prevent uplift or overturning and capable of withstanding a withdrawal force of 4,800 pounds without failure.
 - 5. Every manufactured home shall be fully skirted within 30 days of installation on the manufactured home stand.
 - 6. Any manufactured home installed in a *manufactured housing* community shall comply with the construction standards of all state and local authorities applicable to the construction of manufactured homes and the current standards of the American National Standards Institute for the Construction and Safety of Manufactured Homes.
 - 7. Every manufactured home shall be provided with municipal water and sewer service and with electrical connections. Any utility service, including fuel supply, shall be installed underground.
 - 8. The requirements of Act No. 194 of the Public Acts of 1949, as amended, applicable to *manufactured housing* communities, are made a part of this chapter the same as if set out herein, and no certificate of occupancy shall be issued until such requirements have been met. All provisions of *UDO* and the City of Holland Code of Ordinances which apply to residential property within the City not in conflict herewith shall apply to *manufactured housing* communities.
- E. Streets. Internal circulatory streets within a *manufactured housing* community shall be curbed and drained and shall comply with the following width standards:
- 1. Circulatory streets with *parking* on both sides: 36 feet wide.
 - 2. Circulatory streets with *parking* on one side: 32 feet wide.
 - 3. Circulatory streets with no *parking*: 28 feet wide.
 - 4. Courts, culs-de-sac and other limited thoroughfare streets within a *development* serving not more than 12 mobile home properties shall be provided with an improved surface and be a minimum of 20 feet in width.
 - 5. Except for public streets within a community complex, the responsibility for street maintenance shall be that of the *manufactured housing* community management and shall be adequate to ensure access by emergency *vehicles* at all times.
- F. Parking. Where *off-street parking* is provided on individual manufactured home properties, such *manufactured housing* properties shall be provided with paved,

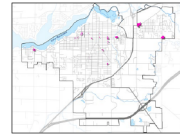
11 Subdivision of Land	12 Processes/ Admin.	13 Non-conformities	14 Definitions
6 Landscaping/ Green Inf.	7 Lighting	8 Signage	9 General Standards
1 Toolbox	2 Zone Districts	3 Form Based Code	4 Add'l Use Standards
			5 Site Design Review Standards
			10 Streets/ Sidewalks/ Driveways

vehicular access which connects the property to a street within the community complex and is drained in accordance with public street standards.

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 10 Streets/ Sidewalks/ Driveways
- 5 Site Design Review Standards
- 4 Add'l Use Standards
- 9 General Standards
- 8 Signage
- 7 Lighting
- 3 Form Based Code
- 2 Zone Districts**
- 6 Landscaping/ Green Inf.
- 1 Toolbox

Sec. 39-2.11. Neighborhood Mixed Use Zone District. [7-21-2021 by Ord. No. 1796] NMU

A. Intent. The NMU Neighborhood Mixed Use *Zone District* is intended to protect and enhance the economic vitality of Holland's traditional, full-service neighborhoods and to encourage walkability to employment and *amenities* by allowing *mixed-use development*. The NMU *Zone District* is specifically intended for nodes of activity with a combination of uses, such as retail, *amenities*, services, and multifamily housing, adjacent to *residential zone districts*.



B. NMU Dimensional Standards Table.

1. Setbacks and building heights west of US-31.

Setbacks and Building Height West of US-31		
Dimension	Minimum (feet)	Maximum (feet)
Setbacks		
Front yard	2	6
Side yard	0; 10 if property line adjacent to residential zone district	—
Rear yard	0; 10 if property line adjacent to residential zone district	—
Secondary street yard	2	6
Building height	—	35

2. Setbacks and building height east of US-31.

Setbacks and Building Height East of US-31		
Dimension	Minimum (feet)	Maximum (feet)
Setbacks		
Front yard	10	25
Side yard	5; 10 if property line adjacent to residential zone district	—
Rear yard	10; 25 if property line adjacent to residential zone district	—
Secondary street yard	10	25
Building height	—	35

C. NMU Use and Parking Standards Table. [Amended 12-1-2021 by Ord. No. 1805]

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 10 Streets/ Sidewalks/ Driveways
- 5 Site Design Review Standards
- 9 General Standards
- 4 Add'l Use Standards
- 3 Form Based Code
- 8 Signage
- 7 Lighting
- 2 Zone Districts
- 6 Landscaping/ Green Inf.
- 1 Toolbox

Use	Approval Type	Minimum Auto Parking Spaces ¹	Minimum Bike Parking Spaces Section 39-9.03	Additional Standards (Section in Chapter 39)	1 Toolbox	6 Landscaping/ Green Inf.	11 Subdivision of Land
Residential Uses					2 Zone Districts	7 Lighting	12 Processes/ Admin.
Single attached dwelling unit	Permitted with commercial uses listed in this zone district	1 per dwelling unit	—	Section 39-9.04	3 Form Based Code	8 Signage	13 Non-conformities
Two attached dwelling units	Permitted with commercial uses listed in this zone district	1 per dwelling unit	—	Section 39-9.04	4 Add'l Use Standards	9 General Standards	14 Definitions
Three attached dwelling units	Permitted with commercial uses listed in this zone district	1 per dwelling unit	—	Section 39-9.04	5 Site Design Review Standards	10 Streets/ Sidewalks/ Driveways	
Four attached dwelling units	Permitted with commercial uses listed in this zone district	1 per dwelling unit	—	Section 39-9.04			
Five or more attached dwelling units	Special land use	1 per dwelling unit	1 long-term space per 2 dwelling units; 4 short-term spaces for general public	Section 39-4.03 Section 39-4.04G Section 39-9.04			
Short-term rentals	Permitted	1 per dwelling unit	—	Section 39-4.02Q Chapter 14			
Home occupation/business Types 1 and 2	Type 1: permitted Type 2: special exception	Type 1: 1 per dwelling unit Type 2: 2 available	—	Section 39-4.02G Section 39-12.12B special exception			
Child care, in-home	1 to 6 children permitted; 6 or more requires special exception	—	—	Section 39-4.02D.2 and Section 39-4.02D.3			
Commercial Uses							
Retail	Permitted	1 per 800 square feet	1 per 4,000 square feet for the first 75,000 square feet 1 per 12,500 square feet for floor area over 75,000 square feet Minimum 4 available to general public	—			
Services	Permitted	1 per 800 square feet	1 per 5,000 square feet, minimum 4 available to general public	—			
Restaurants/bars	Permitted	1 per 800 square feet	1 per 2,000 square feet, minimum 4 available to general public	—			

Use	Approval Type	Minimum Auto Parking Spaces ¹	Minimum Bike Parking Spaces Section 39-9.03	Additional Standards (Section in Chapter 39)
Offices	Permitted	1 per 800 square feet	1 per 5,000 square feet, minimum 4 available to general public	—
Child-care centers	Special land use	1 per 800 square feet	—	Section 39-4.03
Drive-thrus	Permitted	Included with principal use	—	Section 39-4.02E
Event venues	Special land use	1 per 500 square feet	Approving authority determination	Section 39-4.03
Funeral homes	Permitted east of US-31 only	1 per 300 square feet	Approving authority determination	Section 39-4.02F
Maker spaces	Special land use	1 per 400 square feet	Approving authority determination	Section 39-4.03
Outdoor sales, outdoor cafes, and sidewalks cafes	Permitted	Included with principal use	—	Section 39-4.02K
Vehicle repair	Special land use for expansion of existing uses	3 per vehicle bay	Approving authority determination	Section 39-4.04K
Vehicle sales	Special land use for expansion of existing uses	1 per 1,000 square feet of indoor showroom, plus per 1 per 10 outdoor display spaces	Approving authority determination	Section 39-4.04L
Vendor trucks	Permitted on private property as part of an outdoor cafe	Included with principal use	—	Section 39-4.02V
Other Uses				
Alternative energy: solar	Permitted as accessory use	—	—	Section 39-4.02B Section 39-4.04B
Alternative energy: wind	Permitted: 40 feet in height or less Special land use: greater than 40 feet in height Shall be accessory use	—	—	Section 39-4.02B Section 39-4.04B
Oil and gas drilling	Permitted	—	—	Section 39-4.02I
Greenhouses	Permitted as accessory use	—	—	—
Government/municipal services	Special land use	Approving authority determination	1 per 5,000 square feet, minimum 4 available to general public	Section 39-4.03
Institutions of higher education	Special land use	Approving authority determination	Approving authority determination	Section 39-4.03

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

Use	Approval Type	Minimum Auto Parking Spaces ¹	Minimum Bike Parking Spaces Section 39-9.03	Additional Standards (Section in Chapter 39)
K-12 schools	Special land use Existing uses can expand without special land use approval.	Approving authority determination	2 per classroom	Section 39-4.03
Marinas	Special land use	Approving authority determination	Approving authority determination	Section 39-4.04F
Recreation: indoor	Permitted as accessory use	Approving authority determination	—	—
Recreation: outdoor	Permitted as accessory use	Approving authority determination	—	—
Religious institutions	Permitted	Approving authority determination	1 per 40 seats in worship space, minimum 4 available to general public	—
Wireless communication facilities	Permitted only when located on an existing structure	—	—	Section 39-4.02X Section 39-4.04M

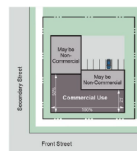
NOTE:

¹ Where square footage is referenced, it refers to gross building square footage. See Section 39-12.02 for reduction/waiver of commercial parking requirements.

D. Use allowances. [Amended 12-1-2021 by Ord. No. 1805]

1. Only *commercial* uses are allowed as follows:
 - a. Located in the 100% of the first *story* of a building facing the front street, to a depth of 25 feet.
 - b. Located in 50% of the entire first *story* of a building facing a secondary street to a depth of 25 feet.

Use Allowance Requirements



2. *Residential* uses are permitted in the remaining areas of the *building*.
3. A special land use may be approved by the *Planning Commission* to decrease the amount of *commercial* use if the context of the site deems it appropriate. See Section 39-4.04G.

E. NMU building design review standards. [Amended 12-1-2021 by Ord. No. 1805]

1. Window requirements.

- 11 Subdivision of Land
- 6 Landscaping/ Green Inf.
- 12 Processes/ Admin.
- 7 Lighting
- 8 Signage
- 13 Non-conformities
- 9 General Standards
- 14 Definitions
- 10 Streets/ Sidewalks/ Driveways
- 5 Site Design Review Standards
- 4 Add'l Use Standards
- 3 Form Based Code
- 2 Zone Districts
- 1 Toolbox

- a. First *story* facades two feet to 10 feet above grade along the front street, and for the first 12 feet along a secondary street, shall be comprised of 60% window glass with a transparency level of 80% *VLT* minimum.
- b. Upper *story* facades shall be comprised of a minimum of 30% window glass.
- c. A special land use may be approved by the *Planning Commission* to decrease the amount of window glazing if the context of the site deems it appropriate. See Section 39-4.04G.
- d. All efforts shall be made to maximize the amount of *commercial* window areas along all street level elevations. Specifically, those areas of the street facade from two to 10 feet above the sidewalk shall be maximized.

Transparency Requirements



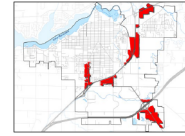
- 2. All *buildings* shall have one primary entrance opening to the adjacent sidewalk of the street where the *building* fronts.
- 3. An additional entrance shall be provided for a side or rear *parking lot*.
- 4. Materials shall be selected for street level *building* facades that are compatible with the existing character of nearby *commercial* and *mixed-use buildings*, while allowing for the opportunity for the use of contemporary materials and design elements.
- 5. Upper *story* and *residential* portions of *building* facades shall be compatible with other features of the building and with the positive attributes and materials of surrounding *properties*.
- 6. *Renovations* and alterations of existing *buildings* shall not make the *building* facade any less conforming to these standards than the existing condition.

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

Sec. 39-2.12. Corridor Mixed Use Zone District. [7-21-2021 by Ord. No. 1796]



A. Intent. The CMU Corridor Mixed Use Zone District is intended to encourage a broad mix of uses along higher traffic corridors in order to preserve and enhance the economic vitality of the City. Allowing residential uses up to 20% on the ground floor and no maximum *density* requirement above commercial uses will provide additional affordable housing opportunities and convenient, walkable *amenities*, entertainment, and employment. *Vehicle*-oriented commercial uses are also intended for this *zone district*.



B. CMU Dimensional Standards Table. [Amended 12-1-2021 by Ord. No. 1805]

Setbacks and Building Height		
Dimension	Minimum	Maximum
	(feet)	(feet)
Setbacks		
Front yard, abutting Washington Avenue	20	85
Front yard, not abutting Washington Avenue	25	—
Side yard ¹	25	—
Rear yard ¹	25	—
Secondary street yard	20	—
Building height	—	50

NOTE:

¹ Side and rear yard exceptions. Where an alley, railroad *right-of-way*, or utility easement abuts a *side or rear property line*, 1/2 the width of such space may be counted as part of the required *setback*.

C. Use allowances.

Uses	Minimum Ground Floor Percentage	Maximum Ground Floor Percentage
Commercial	80%	—
Residential	—	20%

D. CMU Use and Parking Standards Table. [Amended 12-1-2021 by Ord. No. 1805]

Use	Approval Type	Minimum Auto Parking Spaces ¹	Minimum Bike Parking Spaces Section 39-9.03	Additional Standards (Section in Chapter 39)
Residential Uses				
Single attached dwelling unit	Permitted with commercial uses listed in this zone district	1 per dwelling unit	—	Section 39-9.04
Two attached dwelling units	Permitted with commercial uses listed in this zone district	1 per dwelling unit	—	Section 39-9.04

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

Use	Approval Type	Minimum Auto Parking Spaces ¹	Minimum Bike Parking Spaces Section 39-9.03	Additional Standards (Section in Chapter 39)
Three attached dwelling units	Permitted with commercial uses listed in this zone district	1 per dwelling unit	—	Section 39-9.04
Four attached dwelling units	Permitted with commercial uses listed in this zone district	1 per dwelling unit	—	Section 39-9.04
Five or more attached dwelling units	Permitted with commercial uses listed in this zone district	1 per dwelling unit	1 long-term space per 2 dwelling units; 4 short-term spaces for general public	Section 39-9.04
Short-term rentals	Permitted	1 per dwelling unit	—	Section 39-4.02Q Chapter 14
Home occupation/business Types 1 and 2	Type 1: permitted; Type 2: special exception	Type 1: 1 per dwelling unit Type 2: 2 available	—	Section 39-4.02G Section 39-12.12B special exception
Child care, in-home	1 to 6 children permitted; 6 or more requires special exception	—	—	Section 39-4.02D.2 and Section 39-4.02D.3
Commercial Uses				
Retail	Permitted	1 per 200 square feet	1 per 4,000 square feet for the first 75,000 square feet 1 per 12,500 square feet for floor area over 75,000 square feet Minimum 4 available to general public	—
Services	Permitted	1 per 200 square feet	1 per 5,000 square feet, minimum 4 available to general public	—
Restaurants/bars	Permitted	1 per 200 square feet	1 per 2,000 square feet, minimum 4 available to general public	—
Offices	Permitted	1 per 200 square feet	1 per 5,000 square feet, minimum 4 available to general public	—
Hospitals	Special land use	Approving authority determination	Approving authority determination	Section 39-4.03
Nursing homes	Permitted	1.25 per patient room	Approving authority determination	—
Child-care centers	Permitted	1 per 300 square feet	Approving authority determination	Section 39-4.03

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

Use	Approval Type	Minimum Auto Parking Spaces ¹	Minimum Bike Parking Spaces Section 39-9.03	Additional Standards (Section in Chapter 39)
Drive-thrus	Permitted	Included with principal use	—	Section 39-4.02E
Event venues	Permitted	1 per 500 square feet	Approving authority determination	—
Firearm or archery range	Special land use	1 per 1,000 square feet	Approving authority determination	Section 39-4.04C
Funeral homes	Permitted	1 per 300 square feet	Approving authority determination	Section 39-4.02F
Gas stations	Special land use	1 per 300 square feet of retail space, plus 1 per gas pump (located next to the pump)	Approving authority determination	Section 39-4.04D
Maker spaces	Permitted	1 per 400 square feet	Approving authority determination	—
Outdoor sales, outdoor cafes, and sidewalk cafes	Permitted	Included with principal use	—	Section 39-4.02K
Public lodging	Permitted	1.1 per guest room	1 per 10 rooms, minimum 4 available to general public	Section 39-4.02N
Vehicle repair	Permitted	3 per vehicle bay	Approving authority determination	Section 39-4.02S
Vehicle sales	Permitted	1 per 1,000 square feet of indoor showroom, plus per 1 per 10 outdoor display spaces	Approving authority determination	Section 39-4.02T Section 39-4.04L
Vehicle wash	Permitted	10 spaces	Approving authority determination	Section 39-4.02U
Vendor trucks	Permitted	Included with principal use	—	Section 39-4.02V
Outdoor storage and processes	Permitted as accessory use	—	—	Section 39-4.02J
Industrial Uses				
Alternative energy: solar	Permitted as accessory use	—	—	Section 39-4.02B Section 39-4.04B
Alternative energy: wind	Permitted: 40 feet in height or less Special land use: greater than 40 feet in height Shall be accessory use	—	—	Section 39-4.02B Section 39-4.04B
Manufacturing: low-intensity	Special land use	1 per 800 square feet	1 per 20,000 square feet, minimum 4 available to general public	Section 39-4.03
Oil and gas drilling	Permitted	—	—	Section 39-4.02I

11 Subdivision of Land

12 Processes/ Admin.

13 Non-conformities

14 Definitions

6 Landscaping/ Green Inf.

7 Lighting

8 Signage

9 General Standards

10 Streets/ Sidewalks/ Driveways

1 Toolbox

2 Zone Districts

3 Form Based Code

4 Add'l Use Standards

5 Site Design Review Standards

Use	Approval Type	Minimum Auto Parking Spaces ¹	Minimum Bike Parking Spaces Section 39-9.03	Additional Standards (Section in Chapter 39)
Research and development	Permitted	1 per 300 square feet	Approving authority determination	—
Self-storage facilities	Permitted	0.25 per storage unit	—	Section 39-4.02P
Transportation and logistics	Special land use	1 per 800 square feet	Approving authority determination	Section 39-4.03
Warehousing	Permitted	1 per 800 square feet	1 per 50,000 square feet, minimum 4 available to general public	Section 39-4.02W
Other Uses				
Campgrounds	Special land use	—	—	Section 39-4.03
Greenhouses	Permitted	—	—	—
Government/municipal services	Special land use	Approving authority determination	1 per 5,000 square feet, minimum 4 available to general public	Section 39-4.03
Institutions of higher education	Special land use	Approving authority determination	Approving authority determination	Section 39-4.03
K-12 schools	Special land use Existing uses can expand without special land use approval.	Approving authority determination	2 per classroom	Section 39-4.03
Kennels	Permitted	1 per 300 square feet	Approving authority determination	Section 39-4.02H
Marinas	Special land use	Approving authority determination	Approving authority determination	Section 39-4.04F
Parking lots as a principal use	Special land use	—	—	Section 39-4.04H
Parking structures as the principal use	Special land use	—	—	Section 39-4.04I
Recreation: indoor	Permitted	Approving authority determination	—	—
Recreation: outdoor	Permitted	Approving authority determination	—	—
Religious institutions	Permitted	Approving authority determination	1 per 40 seats in worship space, minimum 4 available to general public	—
Sexually oriented businesses	Special land use	1 per 200 square feet	—	Section 39-4.04J
Wireless communication facilities	Permitted only when located on an existing structure	—	—	Section 39-4.02X Section 39-4.04M

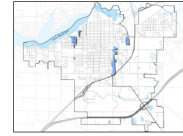
NOTE:

¹ Where square footage is referenced, it refers to gross building square footage. See Section 39-12.02 for reduction/waiver of commercial parking requirements.

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

Sec. 39-2.13. Redevelopment Mixed Use Zone District. [7-21-2021 by Ord. No. 1796] RMU

A. Intent. The intent of the RMU Redevelopment Mixed Use Zone District is to promote the *redevelopment* of older industrial and business corridors by allowing a large variety of uses, and all forms of attached residential uses. *Redevelopments* are encouraged to be designed to reflect the informal and quasi-industrial character of the existing *development* in building materials and architectural features. A focus on walkability is central for this *zone district*.



B. RMU Dimensional Standards Table. **[Amended 12-1-2021 by Ord. No. 1805]**

Setbacks and Building Height		
Dimension	Minimum (feet)	Maximum (feet)
Front yard	5	15
Side yard¹	15 if adjacent to residential zone district; otherwise, no minimum	—
Rear yard¹	25 if adjacent to residential zone district; otherwise, no minimum	—
Secondary street yard	5	15
Building height	—	35

NOTE:

¹ Side and rear yard exceptions. Where an alley, railroad *right-of-way*, or utility easement abuts a *side or rear property line*, 1/2 the width of such space may be counted as part of the required *setback*.

C. RMU Use and Parking Standards Table. **[Amended 12-1-2021 by Ord. No. 1805]**

Use	Approval Type	Minimum Auto Parking Spaces ¹	Minimum Bike Parking Spaces Section 39-9.03	Additional Stan- dards (Section in Chapter 39)
Residential Uses				
Single attached dwelling unit	Permitted	1 per dwelling unit	—	Section 39-9.04
Two attached dwelling units	Permitted	1 per dwelling unit	—	Section 39-9.04
Three attached dwelling units	Permitted	1 per dwelling unit	—	Section 39-9.04
Four attached dwelling units	Permitted	1 per dwelling unit	—	Section 39-9.04
Five or more attached dwelling units	Permitted	1 per dwelling unit	1 long-term space per 2 dwelling units; 4 short-term spaces for general public	Section 39-9.04
Short-term rental	Permitted	1 per dwelling unit	—	Section 39-4.02Q Chapter 14

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 10 Streets/ Sidewalks/ Driveways
- 5 Site Design Review Standards
- 9 General Standards
- 4 Add'l Use Standards
- 8 Signage
- 7 Lighting
- 3 Form Based Code
- 2 Zone Districts
- 6 Landscaping/ Green Inf.
- 1 Toolbox

Use	Approval Type	Minimum Auto Parking Spaces ¹	Minimum Bike Parking Spaces Section 39-9.03	Additional Standards (Section in Chapter 39)
Home occupation/business Types 1 and 2	Type 1: permitted	Type 1: 1 per dwelling unit	—	Section 39-4.02G
	Type 2: special exception	Type 2: 2 available	—	Section 39-12.12B special exception
Child care, in-home	1 to 6 children permitted; 6 or more requires special exception	—	—	Section 39-4.02D.2 and Section 39-4.02D.3
Commercial Uses				
Retail	Permitted	1 per 400 square feet	1 per 4,000 square feet for the first 75,000 square feet 1 per 12,500 square feet for floor area over 75,000 square feet Minimum 4 available to general public	—
Services	Permitted	1 per 200 square feet	1 per 5,000 square feet, minimum 4 available to general public	—
Restaurants/bars	Permitted	1 per 200 square feet	1 per 2,000 square feet, minimum 4 available to general public	—
Offices	Permitted	1 per 400 square feet	1 per 5,000 square feet, minimum 4 available to general public	—
Hospitals	Special land use	Approving authority determination	Approving authority determination	Section 39-4.03
Nursing homes	Special land use	1.25 per patient room	Approving authority determination	Section 39-4.03
Child-care centers	Special land use	1 per 300 square feet	Approving authority determination	Section 39-4.03
Drive-thrus	Permitted on properties where use standards can be met	Included with principal use	—	Section 39-4.02E
Event venues	Special land use	1 per 500 square feet	Approving authority determination	Section 39-4.03
Maker spaces	Permitted	1 per 400 square feet	Approving authority determination	—
Outdoor sales, outdoor cafes, and sidewalks cafes	Permitted	Included with principal use	—	Section 39-4.02K
Public lodging	Permitted	1.1 per guest room	1 per 10 rooms, minimum 4 available to general public	Section 39-4.02N

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

Use	Approval Type	Minimum Auto Parking Spaces ¹	Minimum Bike Parking Spaces Section 39-9.03	Additional Standards (Section in Chapter 39)
Vehicle repair	Permitted	3 per vehicle bay	Approving authority determination	Section 39-4.02S
Vehicle sales	Special land use	1 per 1,000 square feet of indoor showroom	Approving authority determination	Section 39-4.02T Section 39-4.04L
Vehicle wash	Permitted	10	Approving authority determination	Section 39-4.02U
Vendor trucks	Permitted	Included with principal use	—	Section 39-4.02V
Outdoor storage and processes	Permitted as accessory use	—	—	Section 39-4.02J
Industrial Uses				
Alternative energy: solar	Permitted as accessory use	—	—	Section 39-4.02B Section 39-4.04B
Alternative energy: wind	Permitted: 40 feet in height or less Special land use: greater than 40 feet in height Shall be accessory use	—	—	Section 39-4.02B Section 39-4.04B
Manufacturing: low-intensity	Special land use	1 per 800 square feet	1 per 20,000 square feet, minimum 4 available to general public	Section 39-403
Oil and gas drilling	Permitted	—	—	Section 39-4.02I
Research and development	Permitted	1 per 300 square feet	Approving authority determination	—
Self-storage facilities	Permitted	—	—	Section 39-4.02P
Warehousing	Permitted	1 per 800 square feet	1 per 50,000 square feet, minimum 4 available to general public	Section 39-4.02W
Other Uses				
Greenhouses	Permitted	—	—	
Government/municipal services	Special land use	Approving authority determination	1 per 5,000 square feet, minimum 4 available to general public	Section 39-4.03
Institutions of higher education	Special land use	Approving authority determination	Approving authority determination	Section 39-4.03
K-12 schools	Special land use Existing uses can expand without special land use approval.	Approving authority determination	2 per classroom	Section 39-4.03

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

Use	Approval Type	Minimum Auto Parking Spaces ¹	Minimum Bike Parking Spaces Section 39-9.03	Additional Standards (Section in Chapter 39)
Marinas	Special land use	Approving authority determination	Approving authority determination	Section 39-4.04F
Recreation: indoor	Permitted as accessory use	Approving authority determination	—	—
Recreation: outdoor	Special land use	Approving authority determination	—	Section 39-4.03
Religious institutions	Special land use	Approving authority determination	1 per 40 seats in worship space, minimum 4 available to general public	Section 39-4.03
Wireless communication facilities	Permitted only when located on an existing structure	—	—	Section 39-4.02X

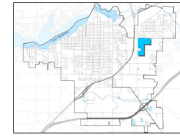
NOTE:

¹ Where square footage is referenced, it refers to gross building square footage. See Section 39-12.02 for reduction/waiver of commercial parking requirements.

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

Sec. 39-2.14. Greenfield Mixed Use Zone District. [7-21-2021 by Ord. No. 1796] GMU

A. Intent. The GMU Greenfield Mixed Use Zone District is intended for *mixed-use developments* to support existing commercial uses along corridors. This *zone district* provides standards to ensure that connectivity, walkability, and community *amenities* are central in the *development* of these *properties*. To accomplish these City goals, new *developments* will be required to provide internal streets and nonmotorized connections supported by open space. *Mixed-use buildings* and missing middle housing types (townhouses, small apartment *buildings*, etc.) are especially encouraged.



B. GMU Dimensional Standards Table.

Dimension	Setbacks and Building Height	
	Minimum (feet)	Maximum (feet)
Setbacks		
Front yard, from existing streets	25	75
Front yard, from internal/new streets	10	25
Side yard, single detached dwelling units	10	—
Side yard, all other uses	15	—
Rear yard	25	—
Secondary street yard, from existing streets	10	75
Secondary street yard, from internal/new streets	10	25
Building height	—	35

C. GMU Use and Parking Standards Table. [Amended 12-1-2021 by Ord. No. 1805]

Use	Approval Type	Minimum Auto Parking Spaces ¹	Minimum Bike Parking Spaces Section 39-9.03	Additional Standards (Section in Chapter 39)
Residential Uses				
Single detached dwelling unit	Permitted; minimum density 6 units per acre	1 per dwelling unit	—	Section 39-9.04
Single attached dwelling unit	Permitted; minimum density 6 units per acre	1 per dwelling unit	—	Section 39-9.04
Two attached dwelling units	Permitted; minimum density 6 units per acre	1 per dwelling unit	—	Section 39-9.04
Three attached dwelling units	Permitted; minimum density 6 units per acre	1 per dwelling unit	—	Section 39-9.04
Four attached dwelling units	Permitted; minimum density 6 units per acre	1 per dwelling unit	—	Section 39-9.04

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 10 Streets/ Sidewalks/ Driveways
- 5 Site Design Review Standards
- 4 Add'l Use Standards
- 9 General Standards
- 8 Signage
- 7 Lighting
- 3 Form Based Code
- 2 Zone Districts
- 6 Landscaping/ Green Inf.
- 1 Toolbox

Use	Approval Type	Minimum Auto Parking Spaces ¹	Minimum Bike Parking Spaces Section 39-9.03	Additional Standards (Section in Chapter 39)
Five or more attached dwelling units	Permitted; minimum density 6 units per acre	1 per dwelling unit	1 long-term space per 2 dwelling units; 4 short-term spaces for general public	Section 39-9.04
Accessory dwelling unit (ADU)	Permitted only on properties with single detached dwelling units	1 per dwelling unit	—	Section 39-9.07
Short-term rental	Permitted	1 per dwelling unit	—	Section 39-4.02Q; Chapter 14
Home occupation/business Types 1 and 2	Type 1: permitted Type 2: special exception	Type 1: 1 per dwelling unit Type 2: 2 available	—	Section 39-4.02G Section 39-12.12B special exception
Child care, in-home	1 to 6 children permitted; 6 or more requires special exception	—	—	Section 39-4.02D.2 and Section 39-4.02D.3
Commercial Uses				
Retail	Permitted	1 per 200 square feet	1 per 4,000 square feet for the first 75,000 square feet 1 per 12,500 square feet for floor area over 75,000 square feet Minimum 4 available to general public	—
Services	Permitted	1 per 200 square feet	1 per 5,000 square feet, minimum 4 available to general public	—
Restaurants/bars	Permitted	1 per 200 square feet	1 per 2,000 square feet, minimum 4 available to general public	—
Offices	Permitted	1 per 200 square feet	1 per 5,000 square feet, minimum 4 available to general public	—
Nursing homes	Special land use	1.25 per patient room	Approving authority determination	Section 39-4.03
Child-care centers	Special land use	1 per 300 square feet	Approving authority determination	Section 39-4.03
Drive-thrus	Permitted only on properties abutting 16th Street, 24th Street, or Waverly Avenue	Included with principal use	Approving authority determination	Section 39-4.02E

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

Use	Approval Type	Minimum Auto Parking Spaces ¹	Minimum Bike Parking Spaces Section 39-9.03	Additional Standards (Section in Chapter 39)
Event venues	Permitted on 2-acre maximum properties	1 per 500 square feet	Approving authority determination	—
Gas stations	Special land use Shall only be approved on properties abutting 16th Street, 24th Street, or Waverly Avenue	1 per 300 square feet of retail space, plus 1 per gas pump (located next to the pump)	Approving authority determination	Section 39-4.04D
Maker spaces	Permitted on 2-acre maximum properties	1 per 400 square feet	Approving authority determination	—
Outdoor sales, outdoor cafes, and sidewalks cafes	Permitted as an accessory use	Included with principal use	—	Section 39-4.02K
Public lodging	Permitted	1.1 per guest room	1 per 10 rooms, minimum 4 available to general public	Section 39-4.02N
Vehicle repair	Permitted only on properties abutting 16th Street, 24th Street, or Waverly Avenue	3 per vehicle bay	Approving authority determination	Section 39-4.02S
Vehicle wash	Permitted only on properties abutting 16th Street, 24th Street, or Waverly Avenue	10	Approving authority determination	Section 39-4.02U
Vendor trucks	Permitted	Included with principal use	—	Section 39-4.02V
Industrial Uses				
Alternative energy: solar	Permitted as accessory use	—	—	Section 39-4.02B Section 39-4.04B
Alternative energy: wind	Permitted: 40 feet in height or less Special land use: greater than 40 feet in height Shall be accessory use	—	—	Section 39-4.02B Section 39-4.04B
Oil and gas drilling	Permitted	—	—	Section 39-4.02I
Research and development	Special land use	1 per 300 square feet	Approving authority determination	Section 39-4.03
Other Uses				
Greenhouses	Special land use on 2-acre maximum properties	—	—	—
Government/municipal services	Special land use on 2-acre maximum properties	Approving authority determination	1 per 5,000 square feet, minimum 4 available to general public	Section 39-4.03

11 Subdivision of Land

12 Processes/ Admin.

13 Non-conformities

14 Definitions

6 Landscaping/ Green Inf.

7 Lighting

8 Signage

9 General Standards

1 Toolbox

2 Zone Districts

3 Form Based Code

4 Add'l Use Standards

5 Site Design Review Standards

10 Streets/ Sidewalks/ Driveways

Use	Approval Type	Minimum Auto Parking Spaces ¹	Minimum Bike Parking Spaces Section 39-9.03	Additional Standards (Section in Chapter 39)
Institutions of higher education	Special land use on 2-acre maximum properties Existing uses can expand without special land use.	Approving authority determination	Approving authority determination	Section 39-4.03
K-12 schools	Special land use Existing uses can expand without special land use approval.	Approving authority determination	2 per classroom	Section 39-4.03
Marinas	Special land use	Approving authority determination	Approving authority determination	Section 39-4.04F
Parking structures as the principal use	Special land use	—	—	Section 39-4.02M Section 39-4.04I
Recreation: indoor	Permitted on 2-acre maximum properties	Approving authority determination	—	—
Recreation: outdoor	Special land use	Approving authority determination	—	Section 39-4.03
Religious institutions	Special land use	Approving authority determination	1 per 40 seats in worship space, minimum 4 available to general public	Section 39-4.03
Wireless communication facilities	Permitted only when located on an existing structure	—	—	Section 39-4.02X

NOTE:

¹ Where square footage is referenced, it refers to gross building square footage. See Section 39-12.02 for reduction/waiver of commercial parking requirements.

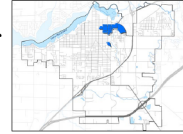
- D. Additional standards: Waverly Subarea infrastructure connections. All properties in the GMU *Zone District* shall be subject to providing public street, utility, and pathway connections within properties and stubbing at adjacent properties per the guidance from the Waverly Subarea Plan, Article 39-10, staff, and *Planning Commission*. The purpose of this regulation is to intentionally develop a connected, walkable, and urban character for the GMU *Zone District*. **[Amended 12-1-2021 by Ord. No. 1805]**

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts**
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

Sec. 39-2.15. Education Zone District. [7-21-2021 by Ord. No. 1796]

ED

A. Intent. The intent of the ED Education *Zone District* is to enable a mixture of land *uses* and activities associated with *institutions of higher education* and in some cases *K-12 schools*. In designating this *zone district*, it is intended that these institutions have flexibility to provide a variety of uses to support their educational objectives.



B. ED Dimensional Standard Table.

1. No minimum or maximum *setbacks* for *properties* owned by an *institution of higher education* or a *K-12 school*.
2. *Properties* not owned by an *institution of higher education* or a *K-12 school* shall use the *setback*, height, and property requirements of the TNR Traditional Neighborhood Residential *Zone District* (Section 39-2.08) and the Hope Neighborhood Overlay District requirements if applicable (Section 39-2.21).
3. Building height.

Use	Building Height	
	Minimum	Maximum (feet)
Institutions of higher education, K-12 schools, and buildings with uses that are accessory to those educational uses	—	75 maximum for educational and accessory use buildings When these uses adjoin a residential property that is not owned by an educational use, the building height shall not exceed the actual building setback to the property line abutting the residential property.
All other buildings	—	45

C. ED Use and Parking Standards Table. [Amended 12-1-2021 by Ord. No. 1805]

Use	Approval Type	Minimum Auto Parking Spaces ¹	Minimum Bike Parking Spaces Section 39-9.03	Additional Standards (Section in Chapter 39)
Residential Uses				
Single detached dwelling unit	Permitted	1 per dwelling unit	—	Section 39-9.04
Single attached dwelling unit	Permitted accessory to an institution of higher education	1 per dwelling unit	—	Section 39-9.04
Two attached dwelling units	Permitted accessory to an institution of higher education	1 per dwelling unit	—	Section 39-9.04
Three attached dwelling units	Permitted accessory to an institution of higher education	1 per dwelling unit	—	Section 39-9.04

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 10 Streets/ Sidewalks/ Driveways
- 5 Site Design Review Standards
- 4 Add'l Use Standards
- 9 General Standards
- 8 Signage
- 7 Lighting
- 3 Form Based Code
- 2 Zone Districts
- 6 Landscaping/ Green Inf.
- 11 Subdivision of Land
- 1 Toolbox

Use	Approval Type	Minimum Auto Parking Spaces ¹	Minimum Bike Parking Spaces Section 39-9.03	Additional Standards (Section in Chapter 39)
Four attached dwelling units	Permitted accessory to an institution of higher education	1 per dwelling unit	—	Section 39-9.04
Five or more attached dwelling units	Permitted accessory to an institution of higher education	1 per dwelling unit	1 long-term space per 2 dwelling units; 4 short-term spaces for general public	Section 39-9.04
Home occupation/business Types 1 and 2	Type 1: permitted Type 2: special exception	Type 1: 1 per dwelling unit Type 2: 2 available	—	Section 39-4.02G Section 39-12.12B special exception
Child care, in-home	1 to 6 children permitted; 6 or more requires special exception	—	—	Section 39-4.02D.2 and Section 39-4.02D.3
Commercial Uses				
Retail	Permitted accessory to an institution of higher education or K-12 school	1 per 800 square feet	1 per 4,000 square feet for the first 75,000 square feet 1 per 12,500 square feet for floor area over 75,000 square feet Minimum 4 available to general public	—
Services	Permitted accessory to an institution of higher education or K-12 school	1 per 800 square feet	1 per 5,000 square feet, minimum 4 available to general public	—
Restaurants/bars	Permitted accessory to an institution of higher education or K-12 school	1 per 400 square feet	1 per 2,000 square feet, minimum 4 available to general public	—
Offices	Permitted accessory to an institution of higher education or K-12 school	1 per 800 square feet	1 per 5,000 square feet, minimum 4 available to general public	—
Hospitals	Permitted accessory to an institution of higher education or K-12 school	Approving authority determination	Approving authority determination	—
Child-care center (not in home)	Permitted accessory to an institution of higher education or K-12 school	1 per 300 square feet	Approving authority determination	Section 39-4.02D.1
Drive-thrus	Permitted accessory to an institution of higher education or K-12 school	Included with principal use	—	Section 39-4.02E

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

Use	Approval Type	Minimum Auto Parking Spaces ¹	Minimum Bike Parking Spaces Section 39-9.03	Additional Standards (Section in Chapter 39)
Event venues	Permitted accessory to an institution of higher education or K-12 school	1 per 500 square feet	Approving authority determination	—
Outdoor sales, outdoor cafes, and sidewalks cafes	Permitted accessory to an institution of higher education or K-12 school	Included with principal use	—	Section 39-4.02K
Public lodging	Permitted accessory to an institution of higher education or K-12 school	1.1 per guest room	1 per 10 rooms, minimum 4 available to general public	Section 39-4.02N
Vendor trucks	Permitted accessory to an institution of higher education or K-12 school	Included with principal use	—	Section 39-4.02V
Industrial Uses				
Alternative energy: solar	Permitted as accessory use	—	—	Section 39-4.02B Section 39-4.04B
Alternative energy: wind	Permitted: 40 feet in height or less Special land use: greater than 40 feet in height Shall be accessory use	—	—	Section 39-4.02B Section 39-4.04B
Research and development	Permitted accessory to an institution of higher education or K-12 school	1 per 300 square feet	Approving authority determination	—
Warehousing	Permitted accessory to an institution of higher education or K-12 school	—	—	—
Other Uses				
Greenhouses	Permitted accessory to an institution of higher education or K-12 school	—	—	—
Government/municipal services	Special land use	Approving authority determination	—	Section 39-4.03
Institutions of higher education	Permitted	Approving authority determination	Approving authority determination	—
K-12 schools	Permitted	Approving authority determination	2 per classroom	Section 39-4.03
Marinas	Special land use	Approving authority determination	Approving authority determination	Section 39-4.04F
Parking lots as a principal use	Permitted	—	—	Section 39-4.02L

11 Subdivision of Land

12 Processes/ Admin.

13 Non-conformities

14 Definitions

6 Landscaping/ Green Inf.

7 Lighting

8 Signage

9 General Standards

10 Streets/ Sidewalks/ Driveways

1 Toolbox

2 Zone Districts

3 Form Based Code

4 Add'l Use Standards

5 Site Design Review Standards

Use	Approval Type	Minimum Auto Parking Spaces ¹	Minimum Bike Parking Spaces Section 39-9.03	Additional Standards (Section in Chapter 39)
Parking structures as the principal use	Permitted accessory to an institution of higher education or K-12 school	—	—	Section 39-4.02M
Recreation: indoor	Permitted accessory to an institution of higher education or K-12 school	Approving authority determination	—	—
Recreation: outdoor	Permitted accessory to an institution of higher education or K-12 school	Approving authority determination	—	—
Religious institutions	Permitted	Approving authority determination	1 per 40 seats in worship space, minimum 4 available to general public	—
Wireless communication facilities	Permitted only when located on an existing structure	—	—	Section 39-4.02X

NOTE:

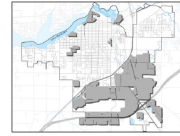
¹ Where square footage is referenced, it refers to gross building square footage.

D. When established as an integrated element of the educational program, a full range of academic, administrative, assembly, *residential*, recreational and supportive services are permitted, including, but not limited to, the following: classroom, laboratory, library, gymnasium, student center, office, store, clinic, gallery, *greenhouse*, *parking* areas, chapel, theater, auditorium, dining hall, dormitory, apartment, residence, museum, playing fields and courts, *signs*, sculpture and monuments, and such installations or uses as may be necessary or incidental to utility or mechanical services, maintenance and operations, and safety and security. For the purposes of this section, all such buildings or uses which are customary or incidental to an educational function may be referred to as "accessory to an institutional uses," as distinguishable from privately owned *residential* premises which may be included within the ED *Zone District*.

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

Sec. 39-2.16. Industrial Zone District. [7-21-2021 by Ord. No. 1796]

A. Intent. The intent of the I Industrial *Zone District* is to preserve and enhance the City of Holland's robust industrial sector on which the City relies economically for job opportunities. Acknowledging the needs of these businesses, this *zone district* also allows for similar *uses*, such as *maker spaces*, *retail*, and *restaurants*. These and residential *uses* are allowed to create *services*, *amenities*, and housing in close proximity to employment. This district is also close to the West Michigan Regional Airport, and portions of the I Zone District are within the Airport Overlay. See Section 39-2.20. [Amended 10-20-2021 by Ord. No. 1804]



B. I Dimensional Standards Table. [Amended 12-1-2021 by Ord. No. 1805]

Setbacks and Building Height		
Dimension	Minimum (feet)	Maximum (feet)
Front yard north of 10th Street	10	—
Front yard south of 10th Street	25	—
Side yard ¹	25	—
Rear yard ¹	25	—
Secondary street yard, north of 10th Street	10	—
Secondary street yard, south of 10th Street	25	—
Building height	—	60 Up to 100 may be permitted by special land use approval

NOTE:

¹ Side and rear yard exceptions. Where an alley, railroad *right-of-way*, or utility easement abuts a *side or rear property line*, 1/2 the width of such space may be counted as part of the required *setback*.

Lot Area and Width		
Use	Minimum Area	Minimum Width
Nonindustrial outlot properties (Section 39-2.16D)	10,000 square feet	100 feet

C. I Use and Parking Standards Table. [Amended 12-1-2021 by Ord. No. 1805]

Use	Approval Type	Minimum Auto Parking Spaces ¹	Minimum Bike Parking Spaces Section 39-9.03	Additional Standards (Section in Chapter 39)
Residential Uses				
Five or more attached dwelling units	Permitted in non-industrial outlots See Section 39-2.16D	1 per dwelling unit	1 long-term space per 2 dwelling units; 4 short-term spaces for general public	Section 39-9.04

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 10 Streets/ Sidewalks/ Driveways
- 5 Site Design Review Standards
- 4 Add'l Use Standards
- 9 General Standards
- 8 Signage
- 7 Lighting
- 3 Form Based Code
- 2 Zone Districts
- 6 Landscaping/ Green Inf.
- 1 Toolbox

Use	Approval Type	Minimum Auto Parking Spaces ¹	Minimum Bike Parking Spaces Section 39-9.03	Additional Standards (Section in Chapter 39)
Short-term rentals	Permitted with restrictions	1 per dwelling unit	—	Section 39-4.02Q Chapter 14
Home occupation/business Types 1 and 2	Type 1: permitted Type 2: special exception	—	—	Section 39-4.02G Section 39-12.12B special exception
Child care, in-home	1 to 6 children permitted; 6 or more requires special exception	—	—	Section 39-4.02D.2 and Section 39-4.02D.3
Commercial Uses				
Retail	Permitted accessory to an industrial use, on lots 1 acre or less, or in nonindustrial outlots	1 per 200 square feet	1 per 4,000 square feet for the first 75,000 square feet 1 per 12,500 square feet for floor area over 75,000 square feet Minimum 4 available to general public	Section 39-2.16D
Services	Permitted accessory to an industrial use, or in nonindustrial outlots	1 per 400 square feet	1 per 5,000 square feet, minimum 4 available to general public	Section 39-2.16D
Restaurants/bars	Permitted accessory to an industrial use, on lots 1 acre or less, or in nonindustrial outlots	1 per 200 square feet	1 per 2,000 square feet, minimum 4 available to general public	Section 39-2.16D
Offices	Permitted	1 per 400 square feet	1 per 5,000 square feet, minimum 4 available to general public	—
Child-care centers	Special land use	1 per 300 square feet	Approving authority determination	Section 39-4.03
Drive-thrus	Permitted accessory to an industrial use, on lots 1 acre or less, or in nonindustrial outlots	Included with principal use	—	Section 39-2.16D Section 39-4.02E
Event venues	Permitted accessory to an industrial use or in nonindustrial outlots	Determined by Planning Commission at time of approval	Approving authority determination	Section 39-2.16D
Firearms and archery ranges	Special land use	1 per 1,000 square feet	Approving authority determination	Section 39-4.04C

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

Use	Approval Type	Minimum Auto Parking Spaces ¹	Minimum Bike Parking Spaces Section 39-9.03	Additional Standards (Section in Chapter 39)
Gas stations	Special land use accessory to an industrial use or in nonindustrial outlots	1 per 300 square feet of retail space, plus 1 per pump	Approving authority determination	Section 39-4.04D
Maker space	Permitted	1 per 400 square feet	Approving authority determination	—
Outdoor sales, outdoor cafes, and sidewalks cafes	Permitted	Included with principal use	—	Section 39-4.02K
Public lodging	Permitted in nonindustrial outlots	1.1 per guest room	1 per 10 rooms, minimum 4 available to general public	Section 39-4.02N
Vehicle repair	Permitted	None	Approving authority determination	Section 39-4.02T
Vehicle wash	Permitted	10	Approving authority determination	Section 39-4.02U
Vendor trucks	Permitted as accessory use	Included with principal use	—	Section 39-4.02V
Outdoor storage and processes	Permitted	—	—	Section 39-4.02J
Industrial Uses				
Alternative energy: solar	Permitted	—	—	Section 39-4.02B Section 39-4.04B
Alternative energy: wind	Permitted accessory 40 feet or less in height Special use for principal and greater than 40 feet in height	—	—	Section 39-4.02B Section 39-4.04B
Manufacturing: low-intensity	Permitted	—	1 per 20,000 square feet, minimum 4 available to general public	—
Manufacturing: high-intensity	Special land use	—	1 per 20,000 square feet, minimum 4 available to general public	Section 39-4.04E
Oil and gas drilling	Permitted	—	—	Section 39-4.02I
Power plant (not wind or solar)	Special land use	—	Approving authority determination	Section 39-4.03
Recycling collection center	Permitted	5	—	Section 39-4.02O
Research and development	Permitted	—	Approving authority determination	—
Self-storage facilities	Permitted	—	Approving authority determination	Section 39-4.02P
Transportation and logistics	Permitted	—	Approving authority determination	—

11 Subdivision of Land

12 Processes/ Admin.

13 Non-conformities

14 Definitions

6 Landscaping/ Green Inf.

7 Lighting

8 Signage

9 General Standards

1 Toolbox

2 Zone Districts

3 Form Based Code

4 Add'l Use Standards

5 Site Design Review Standards

10 Streets/ Sidewalks/ Driveways

Use	Approval Type	Minimum Auto Parking Spaces ¹	Minimum Bike Parking Spaces Section 39-9.03	Additional Standards (Section in Chapter 39)
Warehousing	Permitted	—	1 per 50,000 square feet, minimum 4 available to general public	Section 39-4.02W
Other Uses				
Greenhouses	Permitted	Included with principal use	—	—
Government/municipal services	Special land use	Approving authority determination	1 per 5,000 square feet, minimum 4 available to general public	Section 39-4.03
Institutions of higher education	Special land use	Approving authority determination	Approving authority determination	Section 39-4.03
K-12 schools	Special land use Existing uses can expand without special land use approval.	Approving authority determination	2 per classroom	Section 39-4.03
Marinas	Special land use	Approving authority determination	Approving authority determination	Section 39-4.04F
Parking lots as a principal use	Permitted	—	—	Section 39-4.02L
Parking structures as the principal use	Permitted	—	—	Section 39-4.02M
Recreation: indoor	Permitted accessory to an industrial use or in nonindustrial outlots	—	—	—
Religious institutions	Special land use	Approving authority determination	1 per 40 seats in worship space, minimum 4 available to general public	Section 39-4.03
Wireless communication facilities	Permitted accessory 40 feet or less in height Special use if over 40 feet in height May be accessory or principal use	—	—	Section 39-4.02X Section 39-4.04M

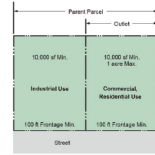
NOTE:

¹ Where square footage is referenced, it refers to gross building square footage.

D. Uses permitted in nonindustrial outlots shall meet the following standards:

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

1. The use shall be located on a separate outlot *parcel*, split from a parent *parcel* with an existing *principal use* permitted in the Use Table, Section 39-2.16C;
2. The outlot *parcel* and the parent *parcel* shall both be a minimum of 10,000 square feet and shall have a minimum of 100 feet of frontage each. The outlot *parcel* shall be a minimum of one acre in area.
3. The parent *parcel* shall retain a minimum 100 feet of street frontage along a public street.
4. Residential uses may be permitted on nonindustrial outlots by special land use permit, provided that they meet the following standards:
 - a. The residential uses shall be buffered from adjacent nonresidential uses by the residential buffering required in Article 39-6. The required buffering shall be located on the lot containing the residential use.
 - b. The minimum *density* shall be five *dwelling units* per acre.

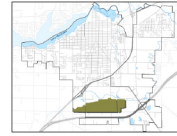


- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 10 Streets/ Sidewalks/ Driveways
- 5 Site Design Review Standards
- 9 General Standards
- 4 Add'l Use Standards
- 3 Form Based Code
- 8 Signage
- 7 Lighting
- 2 Zone Districts
- 6 Landscaping/ Green Inf.
- 1 Toolbox

Sec. 39-2.17. Airport Zone District. [7-21-2021 by Ord. No. 1796]

A

A. Intent: to allow for the operation and *development* of the West Michigan Regional Airport in compliance with the regulations of the Michigan Aeronautics Code (MAC), the Federal Aviation Administration (FAA), and the City of Holland.



B. A Dimensional Standards Table.

Setbacks and Building Height		
Dimension	Minimum (feet)	Maximum (feet)
Setbacks		
Front yard	25 from a public street	
Side yard	Shall meet the requirements of the Michigan Aeronautics Code (MAC) and the regulations of the Federal Aviation Administration (FAA)	
Rear yard		
Secondary street yard		
Building height	—	Shall meet the requirements of the Michigan Aeronautics Code (MAC) and the regulations of the Federal Aviation Administration (FAA)

C. Permitted uses. All land *uses* meeting the requirements of the Michigan Aeronautics Code (MAC) and the regulations of the Federal Aviation Administration (FAA) shall be considered permitted within the A District.

D. Parking standards. There shall be no minimum *parking* requirement for any use in the A *Zone District*. However, all *parking* provided on the *site* shall meet the dimensional standards of Section 39-9.02. The City may require the construction of additional *parking* if it finds that the existing *parking* is insufficient for a given use.

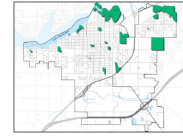
E. Airport Overlay District. See Section 39-2.20.

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

Sec. 39-2.18. Open Space Zone District. [7-21-2021 by Ord. No. 1796]

OS

- A. Intent. The OS Open Space *Zone District* is intended to preserve or develop large City parks and *cemeteries*.
- B. OS Dimensional Standards Table. Standards apply only to private property adjacent to residential *zone districts*.



Setbacks and Building Height		
Dimension	Minimum (feet)	Maximum (feet)
Setbacks		
Front yard	10	—
Side yard	10	—
Rear yard	10	—
Secondary street yard	10	—
Building height	10	35

C. OS Use and Parking Standards Table. [Amended 12-1-2021 by Ord. No. 1805]

Use	Approval Type	Minimum Auto Parking Spaces ¹	Minimum Bike Parking Spaces Section 39-9.03	Additional Standards (Section in Chapter 39)
Commercial Uses				
Retail	Permitted as an accessory use	Approving authority determination	1 per 4,000 square feet for the first 75,000 square feet 1 per 12,500 square feet for floor area over 75,000 square feet Minimum 4 available to general public	—
Offices	Permitted as an accessory use	Approving authority determination	1 per 5,000 square feet, minimum 4 available to general public	—
Event venues	Permitted as an accessory use	Approving authority determination	Approving authority determination	—
Industrial Uses				
Alternative energy: solar	Permitted as accessory use	—	—	Section 39-4.02B Section 39-4.04B

- 11 Subdivision of Land
- 6 Landscaping/ Green Inf.
- 12 Processes/ Admin.
- 7 Lighting
- 8 Signage
- 13 Non-conformities
- 9 General Standards
- 14 Definitions
- 10 Streets/ Sidewalks/ Driveways
- 5 Site Design Review Standards
- 4 Add'l Use Standards
- 3 Form Based Code
- 2 Zone Districts
- 1 Toolbox

Use	Approval Type	Minimum Auto Parking Spaces ¹	Minimum Bike Parking Spaces Section 39-9.03	Additional Standards (Section in Chapter 39)
Alternative energy: wind	Permitted: accessory 40 feet or less in height	—	—	Section 39-4.02B Section 39-4.04B
	Special use for all other cases			
	Shall be accessory use			
Other Uses				
Campground	Permitted	—	—	—
Cemetery (public)	Permitted	—	—	—
Cemetery (private)	Permitted	—	—	—
Greenhouses	Permitted	Approving authority determination	—	—
Government/municipal services	Permitted	Approving authority determination	Approving authority determination	—
Marinas	Special land use	Approving authority determination	Approving authority determination	Section 39-4.04F
Recreation: indoor	Special land use	Approving authority determination	Approving authority determination	Section 39-4.03
Recreation: outdoor	Permitted	Approving authority determination	Approving authority determination	—
Wireless communication facilities	Permitted: accessory 40 feet or less in height	—	—	Section 39-4.02X Section 39-4.04M
	Special use for all other cases			
	Shall be accessory use			

NOTE:

¹ Where square footage is referenced, it refers to gross building square footage.

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

Sec. 39-2.19. Planned Unit Development Zone District. [7-21-2021 by Ord. No. 1796]

A. Intent. The intent of the PUD Planned Unit *Development Zone District* is to enable the *development* of creative *mixed-use* or higher-*density* residential *developments* on properties that would not otherwise permit those *uses*. PUDs are intended to provide flexibility to achieve a *development* that is in accordance with the City's *Master Plan*, promote economic and efficient use of the land, preserve natural resources and open space, and incorporate innovative land use and design, among meeting additional City goals. A PUD shall be approved as either a conventional PUD or a cluster PUD. See Sections 39-12.02, 39-12.07, 39-12.09 and 39-12.10.

B. Criteria for approval. A PUD shall only be approved if one of the following requirements is met:

1. The PUD shall include either a mixture of *uses* or a residential *density* that would otherwise not be allowed under the property's existing *zone district*.
2. The *site* has distinct physical characteristics that make compliance with the strict requirements of *UDO* impractical.
3. The proposed design of the *development* includes innovative *development* concepts that substantially forward the intent of *UDO* and the City's *Master Plan* or allows for an improved layout of land *uses*, streets, or other site features that could not be achieved otherwise under normal *zoning*.

C. Conventional PUDs.

1. Definition. A conventional PUD is a planned unit *development* that does not retain a minimum of 25% of the land area of the *site* as *wetlands*, forested areas, floodplains, woodlands, or any other open space or is not organized around a communal open space area.
2. Residential *density*. All conventional PUDs shall contain a minimum of five *dwelling units* per acre.
3. Dimensional requirements. PUDs shall have *building setbacks* and heights and *lot* sizes that promote walkability, as determined by the *Planning Commission*.

D. Streets. PUDs shall construct new streets in accordance with Article 39-10, Streets, Driveways, and Sidewalks.

E. Cluster PUDs.


1. Definition. A cluster PUD is a planned unit *development* that either retains a minimum of 25% of the land area of the *site* as *wetlands*, forested areas, floodplains, woodlands, or any other open space, or organizes around a communal open space (bungalow court). Retaining or organizing around open space creates smaller *lots* with the preserved open space acting as a communal *amenity*. Examples of these *developments* are *pocket neighborhoods* and bungalow courts.

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 1 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

2. Minimum size. The cluster PUD *site* shall be a minimum of three acres in gross property area.
3. Minimum residential *density*. All cluster PUDs shall contain a minimum of five *dwelling units* per acre. There shall be no maximum *density*.
4. Dimensional requirements. *Buildings* in cluster PUDs shall be a maximum of six *stories* in height. Proposed property areas shall be evaluated during the PUD approval process to determine if the proposed PUD is consistent with the character of surrounding neighborhoods.



5. Bungalow courts shall meet the following standards:

- a. Definition. Bungalow courts are clusters of detached **Bungalow Court** single-family *dwelling units* gathered around a communal green space. Bungalow courts shall be organized as condominiums with a homeowner's association to maintain common areas. 
- b. *Setbacks*. Bungalow courts shall meet all *setback* requirements from the exterior *property lines*.
- c. Entrances. If a detached *dwelling unit* within a bungalow court is within 20 feet of a public street, it shall have an entrance facing the public street and the communal open space.

F. UDO standards. Unless specifically waived or altered by the PUD agreement, all *UDO* articles shall apply to a PUD.

G. PUD Use and Parking Standards Table. The following *uses* may be permitted in a PUD. The *parking* standards listed in this chart shall apply unless specifically waived or increased by the PUD agreement and by *Planning Commission*. **[Amended 12-1-2021 by Ord. No. 1805]**

Use	Approval Type	Minimum Auto Parking Spaces ¹	Minimum Bike Parking Spaces Section 39-9.03	Additional Standards (Section in Chapter 39)
Residential Uses				
Single detached dwelling unit	May be permitted	1 per dwelling unit	—	Section 39-9.04
Single attached dwelling unit	May be permitted	1 per dwelling unit	—	Section 39-9.04
Two attached dwelling units	May be permitted	1 per dwelling unit	—	Section 39-9.04
Three attached dwelling units	May be permitted	1 per dwelling unit	—	Section 39-9.04
Four attached dwelling units	May be permitted	1 per dwelling unit	—	Section 39-9.04
Five or more attached dwelling units	May be permitted	1 per dwelling unit	Approving authority determination	Section 39-9.04

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 10 Streets/ Sidewalks/ Driveways
- 5 Site Design Review Standards
- 9 General Standards
- 4 Add'l Use Standards
- 3 Form Based Code
- 8 Signage
- 7 Lighting
- 2 Zone Districts
- 6 Landscaping/ Green Inf.
- 1 Toolbox

Use	Approval Type	Minimum Auto Parking Spaces ¹	Minimum Bike Parking Spaces Section 39-9.03	Additional Standards (Section in Chapter 39)	1 Toolbox	6 Landscaping/ Green Inf.	11 Subdivision of Land
Accessory dwelling unit (ADU)	May be permitted when property contains a single detached dwelling unit	1 per dwelling unit	—	Section 39-9.07	2 Zone Districts	7 Lighting	12 Processes/ Admin.
Bed-and-breakfast	Permitted: 1 to 4 guest rooms Special exception: 5 to 8 guest rooms	1 per lodging unit, plus 1 for the dwelling unit	1 per 10 rooms, minimum 4 available to general public	Section 39-4.02C Section 39-12.12B special exception			
Short-term rental	May be permitted	1 per dwelling unit	—	Section 39-4.02Q Chapter 14			
Home occupation/business Types 1 and 2	Type 1: permitted Type 2: special exception	—	—	Section 39-4.02G Section 39-12.12B special exception			
Child care, in-home	1 to 6 children permitted; 6 or more requires special exception	Included with dwelling unit requirement	—	Section 39-4.02D.2 and Section 39-4.02D.3			
Commercial Uses					3 Form Based Code	8 Signage	13 Non-conformities
Retail	May be permitted	1 per 200 square feet	1 per 4,000 square feet for the first 75,000 square feet 1 per 12,500 square feet for floor area over 75,000 square feet Minimum 4 available to general public	—			
Services	May be permitted	1 per 200 square feet	1 per 5,000 square feet, minimum 4 available to general public	—			
Restaurants/bars	May be permitted	1 per 200 square feet	1 per 2,000 square feet, minimum 4 available to general public	—			
Offices	May be permitted	1 per 200 square feet	1 per 5,000 square feet, minimum 4 available to general public	—			
Hospitals	May be permitted	Approving authority determination	Approving authority determination	—			
Nursing homes	May be permitted	1.25 per patient room	Approving authority determination	—			
Child-care centers	May be permitted	1 per 800 square feet	Approving authority determination	Section 39-4.02D.1			
Drive-thrus	May be permitted	—	—	Section 39-4.02E			
					5 Site Design Review Standards	10 Streets/ Sidewalks/ Driveways	

Use	Approval Type	Minimum Auto Parking Spaces ¹	Minimum Bike Parking Spaces Section 39-9.03	Additional Standards (Section in Chapter 39)
Event venues	May be permitted	Approving authority determination	Approving authority determination	—
Maker spaces	May be permitted	1 per 400 square feet	Approving authority determination	—
Outdoor sales, outdoor cafes, and sidewalk cafes	Permitted	Included with principal use	—	Section 39-4.02K
Public lodging	May be permitted	1.1 per guest room	1 per 10 rooms, minimum 4 available to general public	Section 39-4.02N
Vendor trucks	May be permitted	—	—	Section 39-4.02V
Industrial Uses				
Alternative energy: solar	Permitted as accessory use	—	—	Section 39-4.02B Section 39-4.04B
Alternative energy: wind	Permitted: accessory 40 feet or less in height Special use for all other cases Shall be accessory use	—	—	Section 39-4.02B Section 39-4.04B
Other Uses				
Campground	Special land use	—	—	Section 39-4.03
Greenhouses	Permitted	Included with principal use	Included with principal use	—
Government/municipal services	May be permitted	Determined by Planning Commission at time of application	1 per 5,000 square feet, minimum 4 available to general public	—
Marinas	Special land use	Approving authority determination	Approving authority determination	Section 39-4.04F
Parking structures as the principal use	May be permitted	Approving authority determination	—	Section 39-4.02M
Recreation: indoor	May be permitted	Approving authority determination	—	—
Recreation: outdoor	May be permitted	Approving authority determination	—	—
Religious institutions	May be permitted	Approving authority determination	1 per 40 seats in worship space, minimum 4 available to general public	—
Wireless communication facilities	Permitted only when located on an existing structure	—	—	Section 39-4.02X

NOTE:

¹ Where square footage is referenced, it refers to gross building square footage.

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

Sec. 39-2.20. Airport Overlay District. [7-21-2021 by Ord. No. 1796]

- A. Intent. The Airport Overlay District is established in addition to the A Zone District (See Section 39-2.17.) and applies to the area shown on the map in Section 39-2.20E. The intent of the Airport Overlay District is to:
 - 1. Promote the public health, safety, and general welfare of the residents and businesses surrounding the West Michigan Regional Airport.
 - 2. Protect the approaches to the airport and surrounding airspace from *encroachment* and limit the exposure of impacts to persons, property, or facilities in proximity to the airport.
 - 3. Protect vulnerable land *uses* from negative impacts caused by the airport.
 - 4. Protect state, federal, and local investments in aviation infrastructure.
 - 5. Regulate and restrict *building sites*, placement of *structures*, and land uses by separating conflicting land uses and prohibiting certain land uses that would be detrimental to airport operations and navigable airspace.
- B. Basis for regulation. As part of the Airport Approach Plan process, accident safety zones, land use guidelines, and planning strategies for new *development* were developed. Permitted and prohibited land uses are specified in Section 39-2.20D and illustrate the application of those provisions. Areas 1 to 5 are taken specifically from the Approach Plan updated by the Michigan Aeronautics Commission and the Michigan Department of Transportation *Office* of Aeronautics. Area six has been included as an additional surface area per the Federal Aviation Regulations (FAR) Part 77 - Horizontal Surfaces.
- C. Airport overlay areas. The airport overlay areas are shown on the map in Section 39-2.20E and are aligned with the Area Uses and Features Table in Section 39-2.20D.
- D. Area Uses and Features Table. This table and the standards of the underlying *zone districts* shall both govern.

Uses or Site Features	Area 1	Area 2	Area 3	Area 4	Area 5	Area 6
Uses						
Aviation uses	P	P	P	P	P	P
Child-care center	—	—	P	—	—	P
Gas station	—	—	P	P	P	P
Hospital	—	—	—	—	—	—
K-12 school	—	—	P	—	P	P
Low-intensity manufacturing	—	—	P	—	P	P
High-intensity manufacturing	—	—	P	—	P	P
Nursing home	—	—	—	—	—	—
Outdoor storage and processes	—	—	P	P	P	P

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

Uses or Site Features	Area 1	Area 2	Area 3	Area 4	Area 5	Area 6
Power plant (non-wind or solar)	—	—	P	P	P	P
Residential dwelling units ^C	—	—	P	P	P	P
Religious institution	—	—	P	—	P	P
Solar energy facilities	P	P	P	P	P	P
Transportation and logistics	—	—	P	P	P	P
Warehousing	—	—	P	P	P	P
Wholesale	—	—	P	P	P	P
Wind energy facilities	—	P	P	P	P	P
Wireless communications	—	P	P	P	P	P
Any other use permitted in the underlying zone district	—	—	P	P	P	P
Site Features						
Maximum structure height (feet)	0	40	40	40	^A	^B
Wetlands (man-made)	—	P	P	P	P	P
Detention ponds	—	P	P	P	P	P
Retention ponds	—	—	—	—	—	—
Processes that produce smoke or dust	—	—	P	P	P	P
Vegetation anticipated to exceed 50 feet in height during its lifespan	—	—	—	—	—	P
Fruit-bearing vegetation	—	—	—	—	—	P

NOTES:

Area 5. No structures above grade shall be built in Area 5 within 500 feet of an existing or planned (on the official airport runway plan) runway center line. Beyond 500 feet, the maximum height of a structure shall increase by one foot for every seven feet further from the runway that the structure is located. For example, a structure 640 feet away from the runway shall be permitted to be up to 20 feet in height. Any structure located within Area five that is more than 745 feet from the runway center line shall be exempt from this section and shall be subject to the height requirements of the underlying zone district.

^A

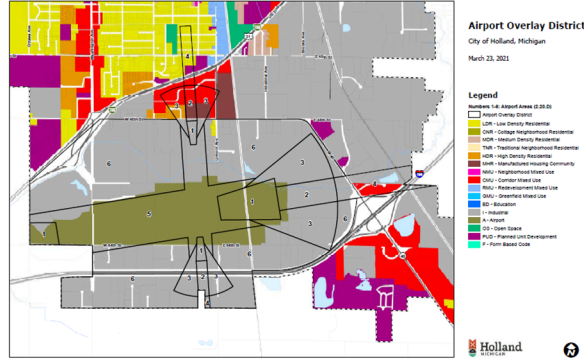
^B Area 6. The maximum building height of the underlying zone district shall apply.

^C

Installing a manufactured housing unit on an empty home site within an existing manufactured housing community shall not require an approval under this overlay.

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

E. Airport Overlay District Map.



- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 10 Streets/ Sidewalks/ Drive
- 5 Site Design Review Stan
- 4 Add'l Use Standards
- 9 General Standards
- 8 Signage
- 7 Lighting
- 3 Form Based Code
- 2 Zone Districts
- 6 Landscaping/ Green Inf.
- 1 Toolbox

- F. Applicability. Any property that an Airport Overlay District Area boundary includes or intersects shall conform to the overlay standards when *site plan review* is requested.
 1. Properties not in compliance with the Airport Overlay shall be considered *nonconforming* and shall be subject to the provisions of Article 39-13.
 2. The requirements of the Airport Overlay shall supersede all other requirements of *UDO*, unless otherwise stated in this section.
 3. Any application to change the underlying *zone district* for a property within the Airport Overlay shall be reviewed by the West Michigan Airport Authority, who shall issue a recommendation to the *Planning Commission*.

- G. Airport Overlay District standards.
 1. *Parking* shall be required in the Airport Overlay per the underlying *zone district*.
 2. All exterior light *fixtures* shall be downward facing at a ninety-degree angle, with a concealed and shielded *light source*. No freestanding light pole shall exceed 33 feet in height, measured from *grade* to the top of the fixture.
 3. All new *structures* proposed within the Airport Overlay District shall obtain a "Determination of No Hazard" from the Michigan Department of Transportation and the Federal Aviation Administration, or submit information to the City confirming they are exempt.³

- H. WMAA review. When *site plan* approval is requested for a *development* within the Airport Overlay District, the West Michigan Airport Authority, or its designated staff person, shall review the *site plan* and provide comments to the *approving authority* regarding the impact of the proposal on aviation safety. The WMAA shall review the *development* to determine if it will:
 1. Create a significant concentration of people.
 2. Create visual obstructions to navigable air space or surfaces due to smoke, steam, dust, *lighting*, or another obstruction that would adversely affect aircraft operational areas and airspace with consideration of the proximity of the *development* to the ends of runways, runway surfaces, and extended runway center lines.
 3. Be subject to negative impacts from aircraft noise. *Building* construction methods to reduce airport-related noise may be required.
 4. Potentially attract wildlife that may be hazardous to aviation safety. Methods for designing water bodies to drain dry within 48 hours, putting water

11 Subdivision of Land	11
12 Processes/ Admin.	12
13 Non-conformities	13
14 Definitions	14
6 Landscaping/ Green Inf.	6
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10
1 Toolbox	1
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5

3. Editor's Note: Former Subsection G3, which prohibited electronic message signs, except in Area 6, was repealed 12-1-2021 by Ord. No. 1805.

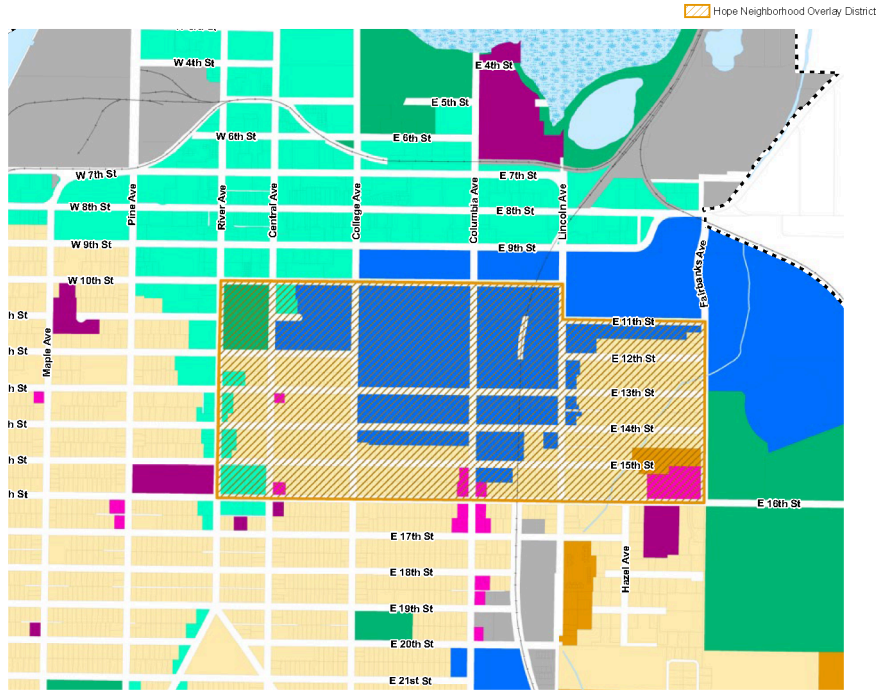
detention underground, *landscaping*, and other mitigation techniques to discourage entry and exit of the waterbody by wildlife may be required.

- 5. Include storage of flammable or hazardous materials as defined by the Michigan *Building Code*.
- 6. In some other means interfere with the operations of the airport.
- I. Disclaimer. The Airport Overlay District does not imply that land *uses* within the vicinity of West Michigan Regional Airport will be free from aircraft noise impacts, aircraft operations, and aircraft overflights. Nor does *UDO* create liability on behalf of the City of Holland, or any *officer* or employee thereof, for incidents that may result from reliance on *UDO*.

Sec. 39-2.21. Hope Neighborhood Overlay District. [7-21-2021 by Ord. No. 1796]

- A. Intent: to preserve the *single detached dwelling unit* character in close proximity to those properties located in the ED *Zone District* where higher-*density uses* are allowed.
- B. Properties in the Hope Neighborhood Overlay District shall be limited to the following *uses*: **[Amended 2-2-2022 by Ord. No. 1812]**
 - 1. One *single detached dwelling unit* per parcel.
 - 2. No accessory *dwelling units* (ADUs).
 - 3. No boarders. See Section 39-9.11.
- C. Applicability. **[Amended 2-2-2022 by Ord. No. 1812]**
 - 1. All TNR zoned *properties*.
 - 2. ED zoned *properties* that are not owned by an *institution of higher education* or a *K-12 school*.
 - 3. All other *zone districts* are exempt.
- D. Hope Neighborhood Overlay District Map.

11 Subdivision of Land	11
12 Processes/ Admin.	12
14 Definitions	14
1 Landscaping/ Green Inf.	6
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10
13 Non-conformities	13
1 Toolbox	1



Sec. 39-2.22. Waterfront Overlay District. [7-21-2021 by Ord. No. 1796]

A. Intent.

1. To implement public desires and a City goal to maintain views of and/or access to the City's waterfront;
2. To increase the value of waterfront properties;
3. To support the City's commitments to decrease emissions and to provide for more nonmotorized transportation opportunities; and
4. To ensure that future *development* balances private and public interests in the City of Holland's waterfront.

B. Applicability: all properties abutting Lake Macatawa between Cleveland Avenue and Lincoln Avenue (as extended to the lake). Properties in the I Industrial *Zone District* are exempt.

C. Maximum *building* and other *structure* heights and viewshed requirements. To ensure that future *developments* along the water provide opportunities for the public to be able to view and/or access the City's waterfront, the following standards shall be met. These standards regulate *building heights* and the placement of buildings to maintain views from the nearest parallel street frontage to the waterfront and from the upper stories of vicinity *buildings*. If a waterfront public access pathway is constructed and a public access *easement* is granted to the City, additional stories are permitted and a viewshed requirement is not required since views will occur along the water's edge.

11 Subdivision of Land
6 Landscaping/ Green Inf.
12 Processes/ Admin.
13 Non-conformities
14 Definitions
1 Toolbox
2 Zone Districts
7 Lighting
8 Signage
9 General Standards
10 Streets/ Sidewalks/ Driveways
3 Form Based Code
4 Add'l Use Standards
5 Site Design Review Standards

Waterfront Public Access Type	Building Height Within 200 Feet From Water (stories)	Building Height More Than 200 Feet From Water (stories)	Other Structure Height (feet)	Viewshed Requirement
Not provided	2	4	3	A minimum of 60 feet wide
Waterfront public access easement provided	4	6	No maximum	Not required

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 10 Streets/ Sidewalks/ Driveways
- 5 Site Design Review Standards
- 9 General Standards
- 4 Add'l Use Standards
- 3 Form Based Code
- 8 Signage
- 7 Lighting
- 2 Zone Districts
- 6 Landscaping/ Green Inf.
- 1 Toolbox

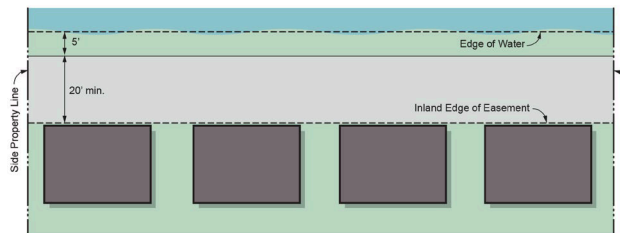
D. Definitions. As used in this section, the following terms shall have the meanings indicated:

STRUCTURE — Any object that extends above *grade*. For the purpose of this section, "other *structures*" include *fences*, statues, bushes, or any other item or object that could, in the opinion of the *Planning Commission*, impair views of the water.

VIEWSHED — A straight line distance between and around *buildings* and *structures* where the water can be unobstructively viewed. Access to the waterfront is granted indirectly for views, but not for use.

WATERFRONT PUBLIC ACCESS PATHWAY EASEMENT — A continuous pathway to be constructed and maintained by the property *owner* where an *easement* is granted to the City of Holland to allow for continuous use of the entire pathway. See Section 39-2.22E, Design standards.

E. Waterfront public access pathway design standards. If the property *owner* chooses to construct the waterfront public access pathway and provide a public access *easement* to the City of Holland, the pathway shall comply with the following standards.



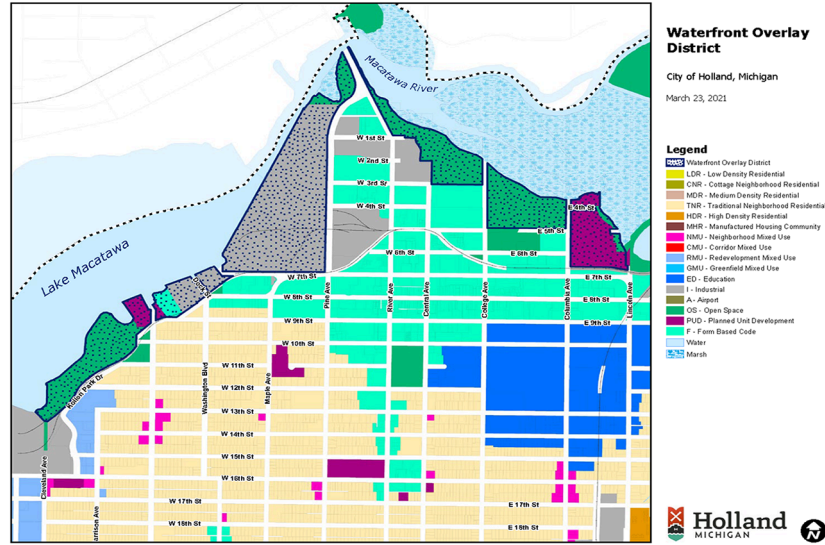
1. Pathway elements.
 - a. Location: within five feet of the water's edge, unless another site design meeting the intent is approved by *Planning Commission*.
 - b. Width: 20 feet minimum.
 - c. Length: shall extend continuously from one *property line* to the opposite *property line* along the water.
 - d. Materials: shall be constructed and maintained as a single *durable*

surface.

- e. Emergency access. The pathway may be used to satisfy fire access road requirements or to otherwise allow for emergency access if the pathway is a minimum of 26 feet wide and is constructed to withstand emergency *vehicle* load weights as approved by the City of Holland's Fire Marshal.
2. Waterfront edge treatments. The edge of Lake Macatawa shall be treated with either a natural or seawall edge, unless another *site* design meeting the intent is approved by *Planning Commission*.
 - a. Natural edge consisting of *landscaping*, rocks not greater than two feet in height, a *berm*, or other treatment approved by the *Planning Commission*.
 - b. Seawall edge consisting of a maximum three-foot-high decorative and open *fence*.
 3. Water access.
 - a. Discourage swimming. The waterfront edge treatment shall be designed to discourage swimming and to promote safety.
 - b. Boat access may be permitted, but is not required. The waterfront edge treatment shall be designed to either encourage or discourage such access.
 - c. Fishing: may prohibit with signage and private enforcement.
- F. Easement agreement requirements and limitations.
1. The public access *easement* shall only be for the surface of the pathway and air rights up to 25 feet in height measured from *grade* of the pathway.
 2. The *easement* agreement shall allow the free passage of the public on foot or on nonmotorized *vehicles* continuously from one side of the property to the other, if identified to be used for emergency access.
 3. The *easement* agreement shall restrict the property *owner* from erecting any barrier to block public access to the *easement*.
 4. The *easement* agreement may restrict the use of motor *vehicles*, other than emergency *vehicles*, if constructed for emergency access.

11 Subdivision of Land
6 Landscaping/ Green Inf.
1 Toolbox
2 Zone Districts
12 Processes/ Admin.
7 Lighting
3 Form Based Code
8 Signage
13 Non-conformities
9 General Standards
4 Add'l Use Standards
14 Definitions
10 Streets/ Sidewalks/ Driveways
5 Site Design Review Standards

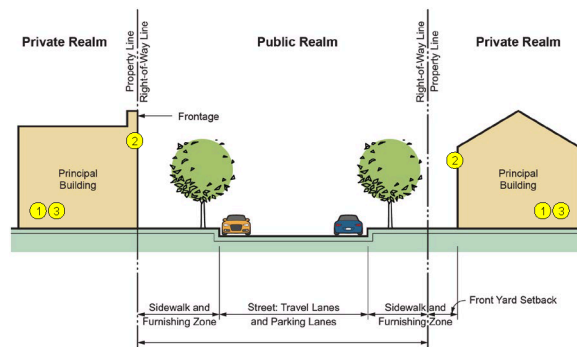
G. Waterfront Overlay District Map.



- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 10 Streets/ Sidewalks/ Drive
- 5 Site Design Review Stan
- 4 Add'l Use Standards
- 9 General Standards
- 8 Signage
- 7 Lighting
- 3 Form Based Code
- 2 Zone Districts
- 1 Toolbox
- 6 Landscaping/ Green Inf.

Sec. 39-2.23. Form-Based Code Zone District. [7-21-2021 by Ord. No. 1796]

- A. Intent. The intent of the *Form-Based Code* is to preserve, protect, and enhance the individual character of the City of Holland's key neighborhood business districts, corridors, and downtown areas. The *Form-Based Code* allows for a wide range of uses and encourages vertical *mixed-use development*, while also providing standards on *building massing*, form, architectural features, and their relationship to the *public realm*. See Section 39-1.03B. Rather than being based on use and dimensional standards, the *Form-Based Code Zone District* achieves this by regulating building types, *building envelopes*, and *building frontage types* in the nine *subdistricts*. See Article 39-3.
- B. Character determined by interaction of private and *public realms*. The graphic below depicts these organizing principles.



- 1. Building types allowed in each *subdistrict* that provide the private realm character.
- 2. *Frontage types* allowed in each *subdistrict* that guide how a *building* and the private realm interact with the *public realm*: the *streets* and sidewalks.
- 3. *Building envelopes* for each *subdistrict* that provide dimensional standards.

C. Uses and parking requirements. [Amended 12-1-2021 by Ord. No. 1805]

Uses and Parking Standard Table				
Use	Approval Type	Minimum Auto Parking Spaces ¹	Minimum Bike Parking Spaces Section 39-9.03	Additional Standards (Section in Chapter 39)
Residential Uses				
Single attached dwelling unit	Permitted	1 per dwelling unit ²	—	Section 39-9.04
Two attached dwelling units	Permitted in specific subdistricts only	1 per dwelling unit ²	—	Article 39-3 Section 39-9.04
Three attached dwelling units	Permitted in specific subdistricts only	1 per dwelling unit ²	—	Article 39-3 Section 39-9.04
Four attached dwelling units	Permitted in specific subdistricts only	1 per dwelling unit ²	—	Article 39-3 Section 39-9.04

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

Uses and Parking Standard Table				
Use	Approval Type	Minimum Auto Parking Spaces ¹	Minimum Bike Parking Spaces Section 39-9.03	Additional Standards (Section in Chapter 39)
Five or more attached dwelling units	Permitted in specific subdistricts only	1 per dwelling unit ²	1 long-term space per dwelling unit; 4 short-term spaces for general public	Article 39-3 Section 39-9.04
Bed-and-breakfast 1 to 4 rooms	Permitted	1 per lodging unit, plus 1 for the dwelling unit ²	4	Section 39-4.02C Section 39-12.12B special exception
Short-term rental	Permitted	1 per dwelling unit ²	—	Section 39-4.02C Section 39-12.12B special exception
Home occupation/business Types 1 and 2	Type 1: permitted Type 2: special exception	Type 1: 1 per dwelling unit Type 2: 2 parking spaces available	—	Section 39-4.02Q Chapter 14
Child care, in-home	1 to 6 children permitted; 6 or more requires special exception	—	—	Section 39-4.02D.2 and Section 39-4.02D.3
Commercial Uses				
Retail	Permitted	None in CDT, EDT, CENT 1 per 800 square feet in all other subdistricts	1 per 4,000 square feet for the first 75,000 square feet 1 per 12,500 square feet for floor area over 75,000 square feet Minimum 4 available to general public	—
Services	Permitted	None in CDT, EDT, CENT 1 per 800 square feet in all other subdistricts	1 per 5,000 square feet, minimum 4 available to general public	—
Restaurants/bars	Permitted	None in CDT, EDT, CENT 1 per 800 square feet in all other subdistricts	1 per 2,000 square feet, minimum 4 available to general public	—
Offices	Permitted	None in CDT, EDT, CENT 1 per 800 square feet in all other subdistricts	1 per 5,000 square feet, minimum 4 available to general public	—

11 Subdivision of Land

12 Processes/ Admin.

13 Non-conformities

14 Definitions

6 Landscaping/ Green Inf.

7 Lighting

8 Signage

9 General Standards

10 Streets/ Sidewalks/ Driveways

1 Toolbox

2 Zone Districts

3 Form Based Code

4 Add'l Use Standards

5 Site Design Review Standards

Uses and Parking Standard Table				
Use	Approval Type	Minimum Auto Parking Spaces ¹	Minimum Bike Parking Spaces Section 39-9.03	Additional Standards (Section in Chapter 39)
Nursing homes	Permitted	1.25 per patient room	Approving authority determination	—
Child-care centers	Permitted in specific subdistricts only	1 per 800 square feet	Approving authority determination	Article 39-3 Section 39-4.02D.1
Drive-thrus	Permitted in EDT, RM, and SSV; shall meet requirements of Section 39-4.02E Prohibited in all other subdistricts	Included with principal use	—	Section 39-4.02E
Event venues	Special land use	Approving authority determination	Approving authority determination	Section 39-4.03
Funeral homes	Permitted in RM and CENT Prohibited in all other subdistricts	1 per 800 square feet	Approving authority determination	—
Maker spaces	Special land use	None in CDT 1 per 800 square feet in all other subdistricts	Approving authority determination	Section 39-4.03
Outdoor sales, outdoor cafes, and sidewalk cafes	Permitted	Included with principal use	—	Section 39-4.02K
Public lodging	Permitted	1.1 per guest room	1 per 10 rooms, minimum 4 available to general public	Section 39-4.02N
Vendor trucks	Permitted as described in Section 39-4.02V	Included with principal use	—	Section 39-4.02V
Industrial Uses				
Alternative energy: solar	Permitted as accessory use	—	—	Section 39-4.02B Section 39-4.04B
Alternative energy: wind	Permitted: 40 feet in height or less Special land use: greater than 40 feet in height Shall be accessory use	—	—	Section 39-4.02B Section 39-4.04B
Other Uses				
Greenhouses	Permitted as accessory use	Included with principal use	—	—
Government/municipal services	Special land use	Approving authority determination	Included with principal use	—

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

Uses and Parking Standard Table				
Use	Approval Type	Minimum Auto Parking Spaces ¹	Minimum Bike Parking Spaces Section 39-9.03	Additional Standards (Section in Chapter 39)
Institutions of higher education	Special land use	Approving authority determination	1 per 5,000 square feet, minimum 4 available to general public	—
K-12 schools	Special land use Existing uses can expand without special land use approval.	Approving authority determination	2 per classroom	—
Marinas	Special land use	Approving authority determination	Approving authority determination	Section 39-4.04F
Parking lots as a principal use	Special land use	Approving authority determination	—	Section 39-4.02L Section 39-4.04H
Parking structures as the principal use	Special land use	Approving authority determination	—	Section 39-4.02M Section 39-4.04I
Recreation: indoor	Permitted	Approving authority determination	—	—
Recreation: outdoor	Special land use	Approving authority determination	—	—
Religious institutions	Special land use	Approving authority determination	1 per 40 seats in worship space, minimum 4 available to general public	—
Wireless communication facilities	Permitted only when located on an existing structure	None	—	Section 39-4.02X Section 39-4.04M

NOTES:

- ¹ Where square footage is referenced, it refers to gross building square footage.
- ² F-NDT parking spaces: 1.2 per dwelling unit.

11 Subdivision of Land

12 Processes/ Admin.

13 Non-conformities

14 Definitions

6 Landscaping/ Green Inf.

7 Lighting

8 Signage

9 General Standards

1 Toolbox

2 Zone Districts

3 Form Based Code

4 Add'l Use Standards

10 Streets/ Sidewalks/ Driveways

5 Site Design Review Standards

11 Subdivision of Land	12 Processes/ Admin.	13 Non-conformities	14 Definitions
6 Landscaping/ Green Inf.	7 Lighting	8 Signage	9 General Standards
10 Streets/ Sidewalks/ Driveways	3 Form Based Code	4 Add'l Use Standards	5 Site Design Review Standards
1 Toolbox	2 Zone Districts		

11 Subdivision of Land	12 Processes/ Admin.	13 Non-conformities	14 Definitions
6 Landscaping/ Green Inf.	7 Lighting	8 Signage	9 General Standards
10 Streets/ Sidewalks/ Driveways	4 Add'l Use Standards	5 Site Design Review Standards	
1 Toolbox	2 Zone Districts	3 Form Based Code	

ARTICLE 39-3
Form-Based Code

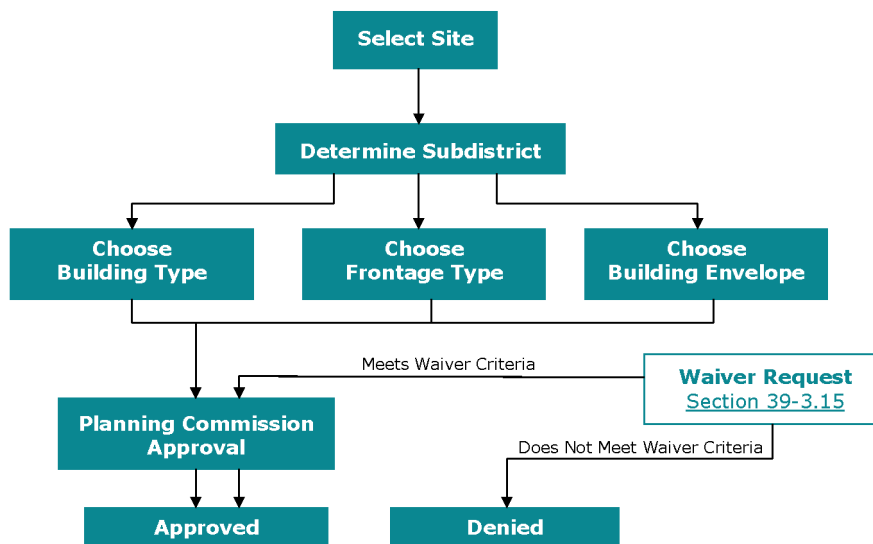
Sec. 39-3.01. How to use Form-Based Code. [7-21-2021 by Ord. No. 1796]

A. Intent. The intent of the *Form-Based Code* is to preserve, enhance, and expand the character of certain areas within the City of Holland through specific design standards.

B. The F Form-Based Code Zone District is subdivided into nine *subdistricts*, each with a different existing and/or desired character. This article is intended to be used in the following manner:

- 1 *Subdistrict*. Locate the property's *subdistrict* on the regulating F *Zone District* Map. (See Section 39-3.03.)
- 2 *Building types*. Determine which building types are permitted in the *subdistrict* and what specific design standards are associated with each. See Section 39-2.23C to determine if the desired use/s are permitted (See Sections 39-3.05 through 39-3.08 for building types.)
- 3 *Building frontages*. Determine which *building frontages* are permitted in the *subdistrict* and what specific design standards are associated with each. (See Sections 39-3.09 through 39-3.12.)
- 4 *Building envelope*. Determine the dimensional standards (setbacks, step back, and height). (See Sections 39-3.13 and 39-3.14.)
- 5 Additional standards and waiver requests. Determine if the additional standards apply to your property and if you desire and qualify for waiver requests. (See Section 39-3.15.)
- 6 Additional *UDO* article standards. Determine which additional *UDO* articles and standards are applicable to the building and *site* design of your property. (See Sections 39-3.16 and 39-3.17.)







Form-Based Code Design Process




- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

Sec. 39-3.02. Subdistricts. [7-21-2021 by Ord. No. 1796]

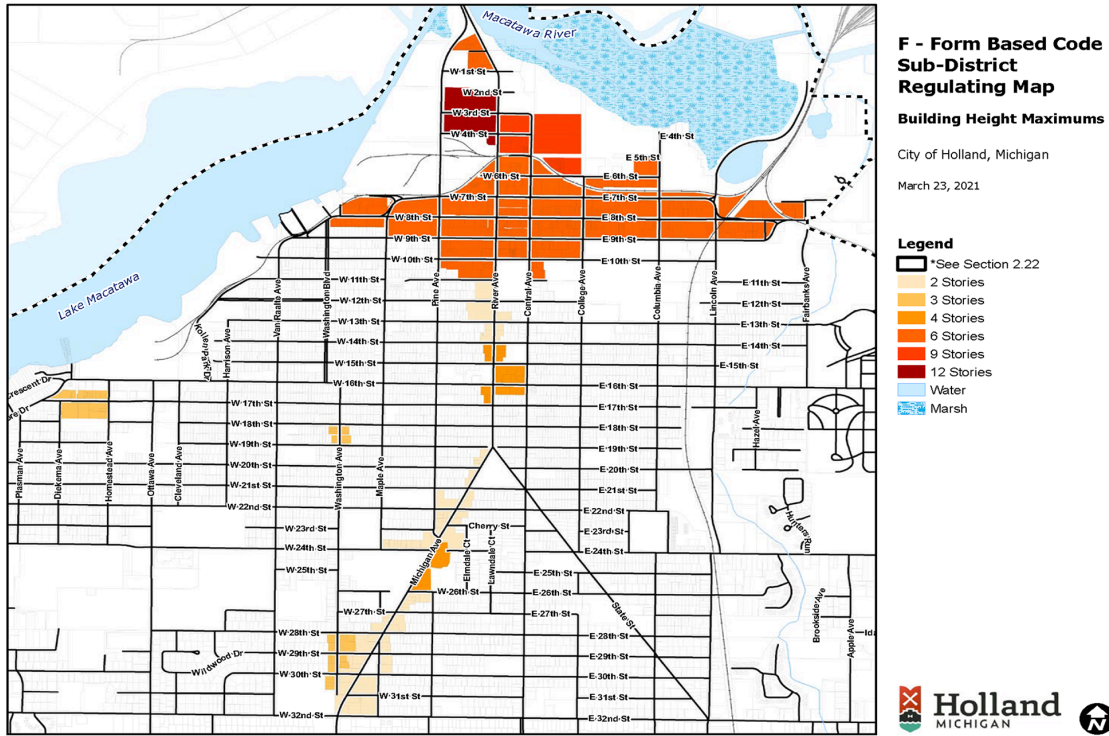
The *Form-Based Code* District is divided into nine *subdistricts*, as described below.

Illustration	Subdistrict and Intent
	<p>CDT Central Downtown</p> <p>The intent of the CDT Subdistrict is to protect and preserve the historic character and charm of Downtown Holland, while allowing for new investment. The regulations are designed to ensure that new buildings are complementary with the existing urban fabric of the Downtown.</p> <p>Developers for properties located in the Downtown Holland National Historic District shall be required to meet with the Historic Preservation Planner and Senior Planner prior to site plan application submittal. See Section 39-12.07C6F1) for the map.</p>
	<p>NDT North Downtown</p> <p>The intent of the NDT Subdistrict is to enable the expansion of Holland's existing mixed use and walkable downtown north to seamlessly provide connections, and to focus on potential redevelopment of properties, especially as multifamily residential.</p>
	<p>EDT East Downtown</p> <p>The intent of the EDT Subdistrict is to encourage the redevelopment of the 8th Street corridor east of downtown Holland into a walkable and attractive area that both complements the existing downtown and considers the different context by allowing additional building types, frontage types, and larger setbacks.</p>
	<p>WDT Waterfront Downtown</p> <p>The intent of the WDT Subdistrict is to guide future development along Holland's waterfront that connects to NDT and CDT, creating a cohesive, mixed-use, walkable, waterfront district within a vibrant downtown.</p>
	<p>CENT Centennial</p> <p>The intent of the CENT Subdistrict is to activate the Centennial Park area with mixed uses while also making the important connection between CDT and the RM River Michigan Subdistrict.</p>
	<p>RM River-Michigan</p> <p>The intent of the RM Subdistrict is to establish a vibrant, mixed use character along a central Holland corridor that complements major institutions, provides destinations of interest, and protects residential neighborhoods.</p>
	<p>SIXT Sixteenth Street</p> <p>The intent of the SIXT Subdistrict is to enhance and expand the existing walkable character, and establish the 16th Street Business District as a central mixed use node.</p>
	<p>WASH Washington</p> <p>The intent of the WASH Subdistrict is to preserve the urban and mixed use character of the Washington Square Business District and to establish a mixed use node along "Old Washington" between 28th Street and 31st Street.</p>

11 Subdivision of Land
12 Processes/ Admin.
13 Non-conformities
14 Definitions
6 Landscaping/ Green Inf.
7 Lighting
8 Signage
9 General Standards
10 Streets/ Sidewalks/ Driveways
1 Toolbox
2 Zone Districts
3 Form Based Code
4 Add'l Use Standards
5 Site Design Review Standards

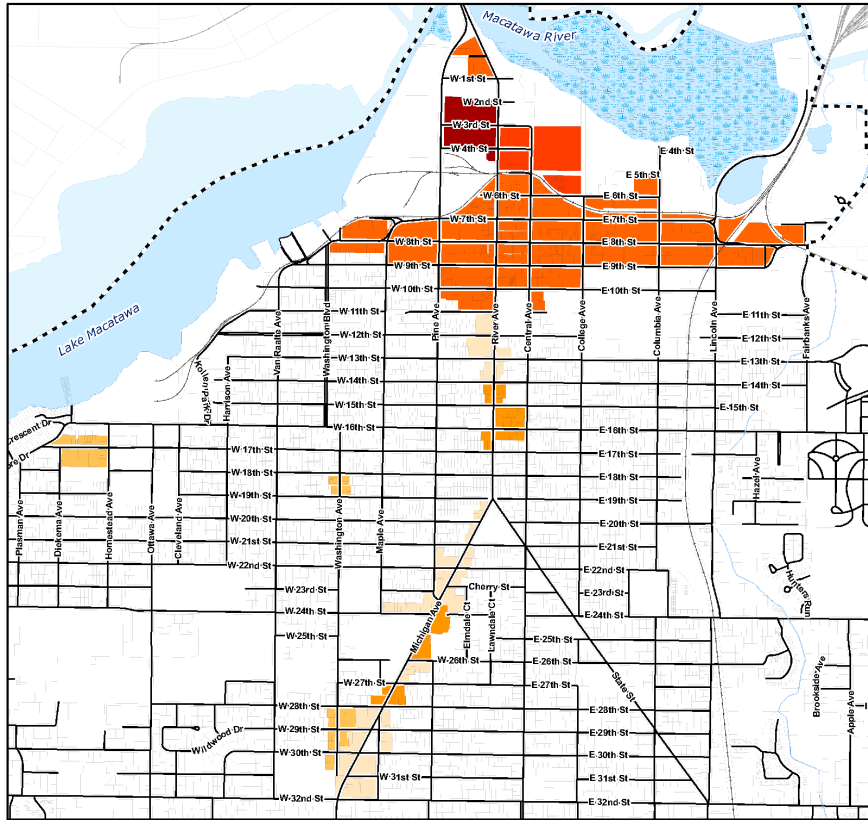
Illustration	Subdistrict and Intent
	<p>SSV South Shore Village</p> <p>The intent of the SSV Subdistrict is to preserve, enhance, and expand the character and charm of the South Shore Village Business District, while allowing for new investment.</p>

Sec. 39-3.03. F - Form-Based Code Subdistrict Regulating Map. [7-21-2021 by Ord. No. 1796]



- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

Sec. 39-3.04. Subdistrict Regulating Building Heights Map. [7-21-2021 by Ord. No. 1796; amended 10-20-2021 by Ord. No. 1804]









**F - Form Based Code
Sub-District
Regulating Map**
Building Height Maximums
City of Holland, Michigan
August 11, 2021

Legend
 * See Section 2.22
 2 Stories
 3 Stories
 4 Stories
 6 Stories
 9 Stories
 12 Stories
 Water
 Marsh


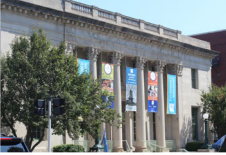


- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 5 Site Design Review Standards
- 3 Form Based Code
- 4 Add'l Use Standards
- 2 Zone Districts
- 1 Toolbox

Sec. 39-3.05. Building types overview. [7-21-2021 by Ord. No. 1796]

Building Types	Requirements	Subdistricts Permitted		
<p>Mixed Use</p> 	<ul style="list-style-type: none"> ● Be more than 1 <i>story</i> ● Have a <i>commercial</i> first <i>story</i> of at least 16 feet clear height, with an entrance facing the <i>front street</i> ● The <i>commercial</i> first <i>story</i> may be designated for other uses, but shall be designed to accommodate a <i>commercial</i> use ● Have <i>upper</i> stories designed for <i>residential</i> or <i>commercial</i> uses ● Any combination of building types not listed as permitted in another building type shall be considered a mixed-use building 	CDT	NDT	EDT
		WDT	CENT	SIXT
		RM	WASH	SSV
<p>Commercial</p> 	<ul style="list-style-type: none"> ● First <i>story</i> shall be a minimum of 16 feet in height ● Be designed for a <i>commercial</i> use ● Not include any <i>residential</i> units 	CDT	NDT	EDT
		WDT	CENT	SIXT
		RM	WASH	SSV
<p>Multifamily (5+ units)</p> 	<ul style="list-style-type: none"> ● Have 5 or more attached <i>residential</i> units, sharing interior hallways and exterior entrances ● Not include <i>commercial</i> or other <i>nonresidential</i> uses, except for <i>amenities</i> for the residents 	NDT	EDT	WDT
		CENT	RM	WASH
<p>Multifamily (2 to 4 units)</p> 	<ul style="list-style-type: none"> ● Contain 2, 3, or 4 <i>attached residential</i> units, which may or may not share interior hallways and external entrances ● Have no <i>commercial</i> or other <i>nonresidential</i> uses, except for <i>amenities</i> or common space for the residents 	EDT	RM	WASH
<p>Townhouse</p> 	<ul style="list-style-type: none"> ● Be attached single <i>dwelling units</i> in groups of at least 3 units ● All <i>dwelling units</i> shall have their own dedicated exterior entrance. ● All units shall extend from the foundation to the roof of the building. ● Shall not include <i>commercial</i> or other <i>nonresidential</i> uses, except for <i>amenities</i> for residents 	NDT	EDT	WDT
		RM	WASH	
<p>Parking Structure</p> 	<ul style="list-style-type: none"> ● Shall include a <i>liner building</i>, at least 1 <i>story</i> in height, along all street-fronting facades, or shall be completely hidden from view along all streets ● All <i>stories</i> shall be designed to screen the parked vehicles from view along all streets. ● All <i>parking structures</i> in the F District shall be reviewed using the special land use process. 	CDT	NDT	EDT
		WDT	CENT	SIXT
		RM	WASH	SSV

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

Building Types	Requirements	Subdistricts Permitted			1 Toolbox	6 Landscaping/ Green Inf.	11 Subdivision of Land
<p>Parking Lot</p> 	<ul style="list-style-type: none"> ● Shall not have a <i>principal structure</i> ● Shall be primarily used for parking cars 	CDT	NDT	EDT	2 Zone Districts	7 Lighting	12 Processes/ Admin.
<p>Landmark Buildings</p> 	<p>The <i>Planning Commission</i> may approve a landmark building using the <i>special land use approval</i> process.</p> <p>A landmark building shall be exempt from the building types and frontage type regulations, but shall meet the <i>building envelope</i> standards.</p> <p>For these, the <i>Planning Commission</i> may grant a waiver from the maximum <i>building height</i> for an architectural feature such as a cupola or steeple. To approve a landmark building, the <i>Planning Commission</i> shall find that:</p> <ul style="list-style-type: none"> ● The building contains 1 or more of the following uses: <ol style="list-style-type: none"> <i>Religious institution</i> Theater/performing arts space Recreational/sports facility Civic/municipal use Educational institution or use Community institution (such as library, museum, or community center) ● The building addresses all street frontages to promote a safe and attractive pedestrian environment. ● The use of the building would be hindered if required to meet the building type and/or frontage type regulations. 	CDT	NDT	EDT	3 Form Based Code	8 Signage	13 Non-conformities
		WDT	CENT	SIXT	4 Add'l Use Standards	9 General Standards	14 Definitions
		RM	WASH	SSV	5 Site Design Review Standards	10 Streets/ Sidewalks/ Driveways	

Sec. 39-3.06. Permitted building types. [7-21-2021 by Ord. No. 1796]

Building Types Permitted Table									
Building Type	CDT	NDT	EDT	WDT	CENT	RM	SIXT	WASH	SSV
Mixed use	P	P	P	P	P	P	P	P	P
Commercial	P	P	P	P	P	P	P	P	P
Multifamily (5 units or more)	X	P	P	P	P	P	X	L	X
Multifamily (2 to 4 units)	X	X	P	X	X	P	X	L	X
Townhouse	X	P	P	P	X	P	X	L	X
Parking structure	S	S	S	S	S	S	S	S	S
Parking lot	S	S	S	S	S	S	S	S	S
Landmark	S	S	S	S	S	S	S	S	S

- P** Permitted on all properties in *subdistrict*, provided that all requirements of *UDO* are met, as determined by *Planning Commission* during *site plan* approval
- L** Permitted on limited properties in *subdistrict* (See Section 39-3.07.), provided that all requirements of *UDO* are met, as determined by *Planning Commission* during *site plan* approval
- S** Requires special use approval by *Planning Commission*, in addition to *site plan* approval.
- X** Not permitted

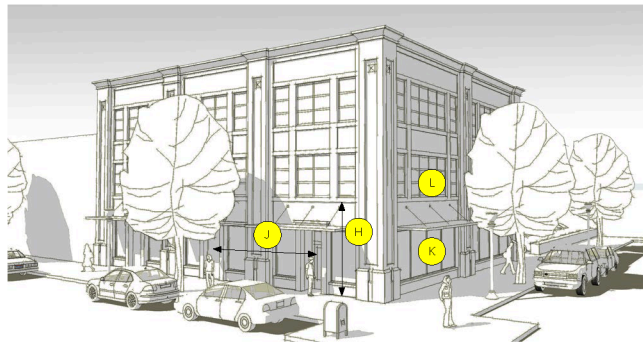
Sec. 39-3.07. Building type limited locations. [7-21-2021 by Ord. No. 1796]

- A. Multifamily (five units or more): in WASH, not permitted on *lots* adjacent to Washington Avenue between 18th Street and 19th Street (Washington Square Business District).
- B. Multifamily (two to four units): in WASH, not permitted on *lots* adjacent to Washington Avenue between 18th Street and 19th Street (Washington Square Business District).
- C. Townhouse:
 - 1. In RM, not permitted on *lots* adjacent to 16th Street.
 - 2. In WASH, not permitted on *lots* adjacent to Washington Boulevard between 18th Street and 19th Street (Washington Square Business District).

- 11 Subdivision of Land
- 6 Landscaping/ Green Inf.
- 12 Processes/ Admin.
- 7 Lighting
- 8 Signage
- 13 Non-conformities
- 14 Definitions
- 10 Streets/ Sidewalks/ Driveways
- 5 Site Design Review Standards
- 4 Add'l Use Standards
- 9 General Standards
- 3 Form Based Code
- 2 Zone Districts
- 1 Toolbox

Sec. 39-3.08. Building type standards. [7-21-2021 by Ord. No. 1796]

A. Mixed-use building.



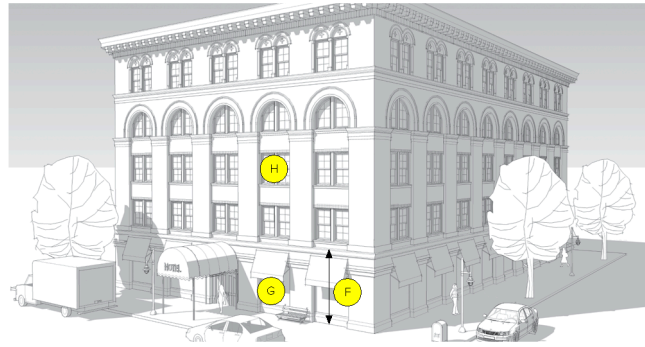
Requirements
<p>A. Shall be a minimum of 2 stories</p> <p>B. The <i>commercial</i> first story may be designated for other uses, but shall be designed to accommodate a <i>commercial</i> use</p> <p>C. Upper stories shall be designed for <i>residential</i> or <i>commercial</i> uses. <i>Residential</i> units shall not be located on stories below <i>nonresidential</i> uses</p>
Permitted Uses
<p>D. First story - adjacent to <i>front street</i>: <i>retail</i> or <i>office</i>. (<i>Event space</i> is generally permitted, but shall not be permitted on the first story in the CDT, CENT, and WASH Subdistricts.)</p> <p>E. First story - adjacent to <i>secondary street</i>: <i>retail</i>, <i>office</i>, or <i>event space</i></p> <p>F. Upper stories: <i>office</i>, <i>residential</i>, <i>event space</i> or <i>public lodging</i></p> <p>G. Any combination of uses not listed as permitted in another building type shall be considered a <i>mixed-use</i> building type.</p>
Design Standards
<p>H. <i>Commercial</i> first story shall be a minimum of 16 feet in height.</p> <p>I. The <i>commercial</i> first story shall extend the entire width of the <i>building</i>, as viewed from any public street.</p> <p>J. Ground-story <i>commercial</i> space shall have entrances a minimum of every 60 feet along all streets.</p> <p>K. The first story shall maintain a minimum of 60% window glass between 2 feet and 10 feet from <i>grade</i> along streets, except for parking entrance openings.</p> <p>L. For upper stories, there shall be a minimum of 30% window glass, as measured from 1 end of the wall to other, and from floor to ceiling of each story.</p> <ul style="list-style-type: none"> ● The maximum distance between any 2 windows shall be 5 feet. ● The maximum distance between a window and the edge of the wall shall be 10 feet. <p>M. All first story windows and windows facing towards a public street shall be designed so that the entire window allows at least 80% <i>visible light transmission (VLT)</i>. Portions of the window covered by permitted window signage shall be exempt from these requirements.</p> <p>N. <i>Parking</i> may be located within, underneath, or behind the <i>building</i>, but, when located on the first floor, shall not be located within 20 feet of the <i>front street</i>. Parking entrance openings shall not face the <i>front street</i>. The space between the parking and the <i>front street</i> shall be used for <i>retail</i>, <i>office</i>, <i>event space</i>, and/or <i>building</i> circulation, in order to create a "<i>liner building</i>" and screen the parking from view along the <i>front street</i>.</p>

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 10 Streets/ Sidewalks/ Driveways
- 5 Site Design Review Standards
- 9 General Standards
- 4 Add'l Use Standards
- 3 Form Based Code
- 8 Signage
- 7 Lighting
- 2 Zone Districts
- 6 Landscaping/ Green Inf.
- 1 Toolbox



11 Subdivision of Land	12 Processes/ Admin.	13 Non-conformities	14 Definitions
6 Landscaping/ Green Inf.	7 Lighting	8 Signage	9 General Standards
1 Toolbox	2 Zone Districts	3 Form Based Code	4 Add'l Use Standards
			5 Site Design Review Standards
			10 Streets/ Sidewalks/ Driveways

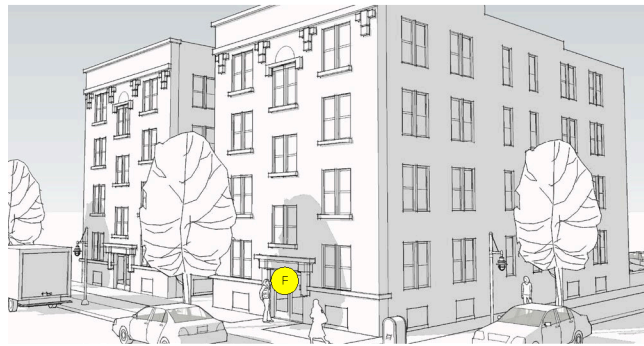
B. Commercial building.



Requirements
<p>A. Shall have 1 or more <i>commercial</i> uses</p> <p>B. <i>Residential</i> units are prohibited.</p>
Permitted Uses
<p>C. First <i>story</i> - adjacent to <i>front street</i>: <i>retail, office, or event space</i>, except not in the CDT, CENT, and WASH <i>Subdistricts</i></p> <p>D. First <i>story</i> - adjacent to <i>secondary street</i>: <i>retail, office, or event space</i></p> <p>E. Upper <i>stories</i>: <i>office, event space, or lodging</i></p>
Design Standards
<p>F. The first <i>story</i> shall be a minimum of 16 feet in height.</p> <p>G. The first <i>story</i> shall maintain a minimum of 60% window glass between 2 feet and 10 feet from <i>grade</i> along <i>front streets</i>. This requirement shall also apply to the first <i>story</i> facade along a <i>secondary street</i> except for openings for parking entrances.</p> <p>H. For upper <i>stories</i>, there shall be a minimum of 40% window glass, as measured from 1 end of the wall to other, and from floor to ceiling of each <i>story</i>.</p> <ul style="list-style-type: none"> ● The maximum distance between any 2 windows shall be 5 feet. ● The maximum distance between a window and the edge of the wall shall be 10 feet. <p>I. All first <i>story</i> windows and windows facing towards a public street shall be designed so that the entire window allows at least 80% <i>visible light transmission (VLT)</i>.</p> <p>J. Parking may be located within, underneath, or behind the building, but, when located on the first floor, shall not be located within 20 feet of the <i>front street</i>. Parking entrance openings shall not face the <i>front street</i>. The space between the parking and the <i>front street</i> shall be used for <i>retail, office, event venue, and/or building circulation</i>, in order to create a <i>liner building</i> and screen the parking from view along the <i>front street</i>.</p>

11 Subdivision of Land
12 Processes/ Admin.
13 Non-conformities
14 Definitions
6 Landscaping/ Green Inf.
7 Lighting
8 Signage
9 General Standards
10 Streets/ Sidewalks/ Driveways
1 Toolbox
2 Zone Districts
3 Form Based Code
4 Add'l Use Standards
5 Site Design Review Standards

C. Multifamily building (five units or more).



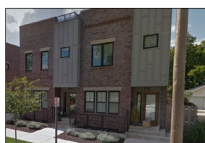
Requirements	
A.	Shall have 5 or more <i>residential</i> units that share interior hallways and exterior entrances
B.	<i>Nonresidential</i> uses are prohibited except for resident <i>amenities</i> .
Permitted Uses	
C.	First <i>story</i> - adjacent to street: <i>residential</i> , parking, or <i>amenities</i> /common space for residents
D.	First <i>story</i> - not adjacent to street: <i>residential</i> , parking, or <i>amenities</i> /common space for residents
E.	Upper <i>stories</i> : <i>residential</i> or <i>amenities</i> /common space for residents
Design Standards	
F.	There shall be a main building entrance on the <i>front street</i> . Units with individual entrances shall be considered townhouses.
G.	For all <i>stories</i> , there shall be a minimum of 30% glass, measured from one end of the wall to other and from floor to ceiling each <i>story</i> . <ul style="list-style-type: none"> ● The maximum distance between any 2 windows shall be 5 feet. ● The maximum distance between a window and the edge of the wall it is on shall be 10 feet. Parking may be located within, underneath, or behind the building, but, when located on the first floor, shall not be located within 20 feet of the <i>front street</i> . Parking entrance openings shall not face the <i>front street</i> . The space between the parking and the <i>front street</i> shall be used for retail, office, event space, and/or building circulation, in order to create a <i>liner building</i> and screen the parking from view along the <i>front street</i> .
H.	
I.	Vehicle doors and associated driveways shall be located to minimize safety hazards to pedestrians. Vehicle doors shall not be permitted fronting the following streets: <ul style="list-style-type: none"> ● 8th Street ● South River Avenue ● Michigan Avenue ● Washington Avenue ● 16th Street between South River Avenue and Central Avenue ● 18th Street between Homestead Drive and South Shore Drive

11 Subdivision of Land	12 Processes/ Admin.	13 Non-conformities	14 Definitions
6 Landscaping/ Green Inf.	7 Lighting	8 Signage	9 General Standards
1 Toolbox	2 Zone Districts	3 Form Based Code	4 Add'l Use Standards
			5 Site Design Review Standards
			10 Streets/ Sidewalks/ Driveways

D. Multifamily building (two to four units).



Requirements
<p>A. Shall contain 2, 3, or 4 <i>residential</i> units, which may share interior hallways and external entrances</p> <p>B. <i>Nonresidential</i> uses are prohibited except for residential <i>amenities</i>.</p>
Permitted Uses
<p>C. First <i>story</i> - adjacent to street: <i>residential</i>, or <i>amenities</i>/common space for residents</p> <p>D. First <i>story</i> - not adjacent to street: <i>residential</i>, or <i>amenities</i>/common space for residents</p> <p>E. Upper <i>stories</i>: <i>residential</i>, or <i>amenities</i>/common space for residents</p>
Design Standards
<p>F. Parking may be located in attached or detached garages or behind <i>buildings</i>. However, the main building shall have a continuous first <i>story</i> facade, and shall not be elevated on stilts above a parking lot.</p> <p>G. Vehicle doors and associated driveways shall be located to minimize safety hazards to pedestrians.</p> <p>Vehicle doors shall not be permitted facing the following streets:</p> <ul style="list-style-type: none"> ● 8th Street ● South River Avenue ● Michigan Avenue ● Washington Avenue ● 16th Street between South River Avenue and Central Avenue ● 18th Street between Homestead Drive and South Shore Drive

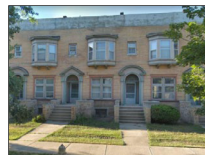
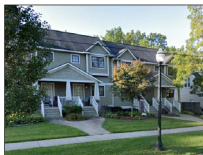


- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 10 Streets/ Sidewalks/ Driveways
- 5 Site Design Review Standards
- 9 General Standards
- 4 Add'l Use Standards
- 3 Form Based Code
- 8 Signage
- 7 Lighting
- 2 Zone Districts
- 6 Landscaping/ Green Inf.
- 1 Toolbox

E. Townhouse building.

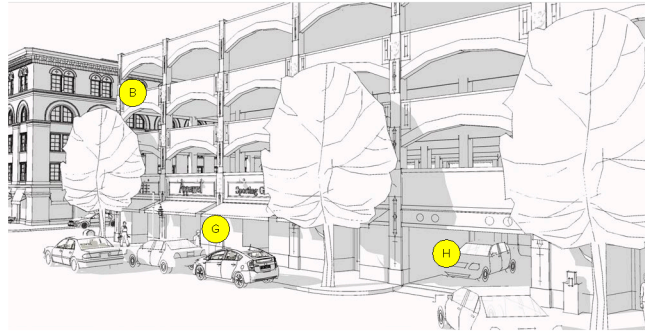


Requirements	
A.	Townhouse units shall be constructed in a group of at least 3, be attached to each other, and be separated by interior walls.
B.	All units shall extend from the foundation to the roof of the building.
C.	<i>Nonresidential</i> uses are prohibited except for residential <i>amenities</i> .
Permitted Uses	
D.	First story - adjacent to street: <i>residential</i> or <i>amenities</i>
E.	First story - not adjacent to street: <i>residential</i> or <i>amenities</i>
F.	Upper stories: <i>residential</i> or <i>amenities</i>
Design Standards	
G.	Each unit shall have its own dedicated entrance off of the <i>front street</i> , an approved internal street, or a <i>court-yard/green</i> space.
H.	Vehicle doors and associated driveways shall be located to minimize safety hazards to pedestrians. Vehicle doors shall not be permitted facing the following streets:
	<ul style="list-style-type: none"> ● 8th Street ● South River Avenue ● Michigan Avenue ● Washington Avenue ● 16th Street between South River Avenue and Central Avenue ● 18th Street between Homestead Drive and South Shore Drive



- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

F. Parking structure.

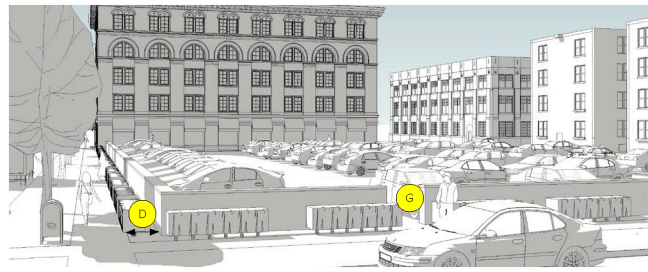


Requirements
<p>A. Shall be primarily used for parking cars</p> <p>B. Shall be a minimum of 2 <i>stories</i> above <i>grade</i>, but may also include levels below <i>grade</i></p> <p>C. All <i>stories</i> shall be designed to screen the parked vehicles from view along all streets.</p> <p>D. A <i>parking structure</i> in a building with nonparking uses above the first <i>story</i> shall be subject to the requirements of the building type that most closely matches the proposed design, rather than these requirements.</p> <p>E. <i>Parking structures</i> shall require special land use approval in all <i>subdistricts</i>.</p>
Permitted Uses
<p>F. <i>Parking structure</i> building types shall not front 8th Street in CDT. If they are located on a <i>lot</i> that fronts 8th Street, there shall be another allowable building type between the parking garage and 8th Street, and the parking garage shall not be visible from 8th Street.</p> <p>G. <i>Parking structure</i> building types shall be required to have a frontage type allowable within the subdistrict.</p> <p>The frontage type shall be associated with a use compatible with the frontage type, and shall not be a false front to hide parking. One parking entrance/exit shall be permitted per street frontage.</p>
Design Standards
<p>H. Vehicle doors and associated driveways shall be located to minimize safety hazards to pedestrians and to ensure safe turning movements for entering and exiting cars.</p> <p>I. Shall be designed aesthetically to complement the surrounding area, in the opinion of the <i>Planning Commission</i></p>



- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 10 Streets/ Sidewalks/ Driveways
- 5 Site Design Review Standards
- 9 General Standards
- 4 Add'l Use Standards
- 3 Form Based Code
- 8 Signage
- 7 Lighting
- 2 Zone Districts
- 6 Landscaping/ Green Inf.
- 1 Toolbox

G. Parking lot.



Requirements	
A.	Shall not have a <i>principal structure</i> May have an <i>accessory structure</i> for an attendant constructed of materials consistent with surrounding <i>buildings</i> .
B.	Shall only be used for the short-term parking of cars
C.	<i>Commercial</i> repair work shall not occur in any <i>parking lot</i> .
Design Standards	
D.	<i>Parking lots</i> shall be set back a minimum of 10 feet from any street fronting <i>property line</i> . The <i>Planning Commission</i> may reduce this setback to 5 feet if a four-foot-high masonry wall is erected along the street-fronting <i>property line</i> .
E.	<i>Parking lots</i> shall be set back a minimum of 10 feet from side or rear <i>property lines</i> . This setback may be reduced by the <i>Planning Commission</i> .
F.	<i>Parking lots</i> shall meet all applicable landscape requirements of <i>UDO</i> . See Article 39-6. <i>Parking lots</i> shall have at least 1 pedestrian entrance along all road frontages. The <i>Planning Commission</i> may determine that the automobile entrance is sufficient for a given frontage, but may not waive the requirement to have an entrance on all frontages.
G.	
H.	Standards A through G shall apply to all <i>parking lots</i> in the F <i>Zone District</i> , regardless of if there is a <i>principal structure</i> on the property. Section 39-9.02 shall also apply to all <i>parking lots</i> within the F District. Special land use approval for <i>parking lots</i> as a principal use with no other <i>principal structure</i> shall only be approved if the <i>Planning Commission</i> determines the <i>parking lot</i> is necessary to support nearby uses and the <i>parking lot</i> will not negatively impact the surrounding area.
I.	



H. Landmark buildings.

1. Landmark building designation.

- a. The *Planning Commission* may approve, by special land use approval, a proposed new building as a landmark building.
- b. A landmark building shall be exempt from the building type and frontage type regulations, but shall meet the building envelope standards.
- c. For this building type only, the *Planning Commission* may grant a waiver from the maximum *building height* for an architectural feature, such as a cupola or steeple. To be approved as a landmark building, the *Planning Commission* shall find that:
 - 1) The building contains one or more of the following uses:






- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

- a) *Religious institution.*
 - b) Theater/performing arts space.
 - c) Recreational/sports facility.
 - d) Civic/municipal use.
 - e) Educational institution or use.
 - f) Community institution (such as library, museum, or community center).
- 2) The building addresses all street frontages to promote a safe and attractive pedestrian environment.
 - 3) The proposed use of the building would be significantly hindered in a building designed to meet the building type and frontage type regulations.



- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 10 Streets/ Sidewalks/ Driveways
- 5 Site Design Review Standards
- 9 General Standards
- 4 Add'l Use Standards
- 3 Form Based Code
- 8 Signage
- 7 Lighting
- 6 Landscaping/ Green Inf.
- 2 Zone Districts
- 1 Toolbox

Sec. 39-3.09. Frontage type overview. [7-21-2021 by Ord. No. 1796]

Frontage	Requirements	Subdistricts		
Shopfront 	<ul style="list-style-type: none"> ● Shall be designed to accommodate <i>commercial</i> uses. 	CDT	NDT	EDT
		WDT	CENT	SIXT
		RM	WASH	SSV
Lobby 	<ul style="list-style-type: none"> ● Has 1 entrance that accesses all uses within the building. The single entrance shall lead to a communal lobby that grants access to the <i>dwelling units</i> or <i>nonresidential</i> uses within the building. 	CDT	NDT	EDT
		WDT	CENT	RM
		WASH		
Forecourt 	<ul style="list-style-type: none"> ● A portion of the facade is close to the frontage line and the central portion of the facade is set back, creating a garden area. ● This type should be used in conjunction with other frontage types. 	CDT	NDT	EDT
		WDT	CENT	RM
		WASH		
Arcade 	<ul style="list-style-type: none"> ● An arcade projects over the first floor <i>property line</i> and supports either habitable space or a <i>canopy</i>. ● The arcade shall not be less than 12 feet deep and shall meet all front setback requirements. 	CDT	NDT	EDT
		WDT	SIXT	WASH
		NDT	EDT	WDT
Common Yard 	<ul style="list-style-type: none"> ● A common yard is a landscaped frontage along streets. ● This type is conventional for multifamily (2 to 4 units) or townhouses. 	RM	WASH	

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

Sec. 39-3.10. Permitted frontage types. [7-21-2021 by Ord. No. 1796]

Frontage Types Permitted Table									
Building Type	CDT	NDT	EDT	WDT	CENT	RM	SIXT	WASH	SSV
Shopfront	P	P	P	P	P	P	P	P	P
Lobby	P	P	P	P	P	P	X	L	X
Forecourt	L	P	P	P	P	P	X	L	X
Arcade	L	P	P	P	X	X	P	L	X
Common yard	X	L	L	L	X	L	X	L	X

- P** Permitted on all properties in *subdistrict*, provided that all requirements of *UDO* are met, as determined by *Planning Commission* during *site plan* approval
- L** Permitted on limited properties in *subdistrict* (See Section 39-3.11.), provided that all requirements of *UDO* are met, as determined by *Planning Commission* during *site plan* approval
- S** Requires special use approval by *Planning Commission*, in addition to *site plan* approval
- X** Not permitted

Sec. 39-3.11. Frontage type limited circumstances. [7-21-2021 by Ord. No. 1796]

A. Lobby:

1. In WASH, not permitted between 18th Street and 19th Street.

B. Forecourt:

1. In CDT, not permitted on *lots* adjacent to 8th Street.
2. In WASH, not permitted between 18th Street and 19th Street.

C. Arcade:

1. In CDT, not permitted on *lots* adjacent to 8th Street.
2. In WASH, not permitted between 18th Street and 19th Street.

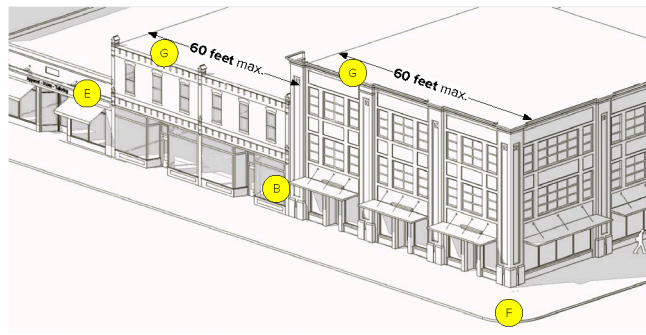
D. Common yard:

1. In WASH, not permitted between 18th Street and 19th Street.
2. In all *subdistricts*, must be used in conjunction with residential (two to four units) or townhouse *building* types.

- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions

Sec. 39-3.12. Frontage type standards. [7-21-2021 by Ord. No. 1796]

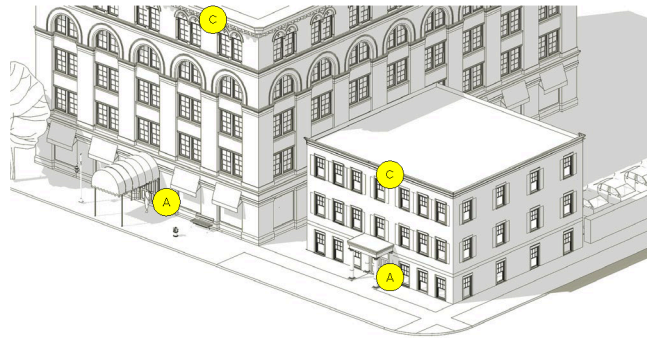
A. Shopfront frontage.



Frontage Type	
	A. Designed to accommodate <i>retail</i> or <i>commercial</i> uses.
Requirements	
B	Shall be constructed with a minimum of 60% transparent glass between 2 feet and 10 feet above <i>grade</i> at the sidewalk
C	Shall include a main entrance recessed a minimum of 3 feet from the <i>property line</i> along the <i>front street</i>
D	The entrance recession may exceed the maximum setback requirement by up to 3 feet.
Design Standards	
E	<i>Sign</i> bands shall be 24 inches to 36 inches in height, centered immediately above the ground <i>story</i> windows and extend for a minimum of 80% of the facade. See Article 39-8.
F	Shall include a continuous public sidewalk extending along all plate glass at the ground <i>story</i>
G	If more than 60 feet wide, shall be required to have at least 1 entrance per 60 feet of frontage, and must have a <i>parapet</i> or roofline at the top of the <i>building</i> that extends to a different height at least every 60 feet.

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

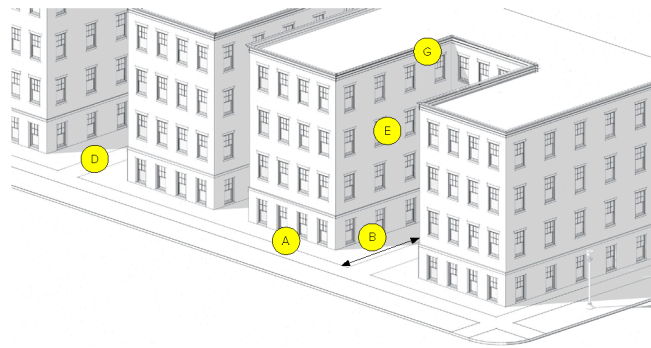
B. Lobby frontage.



Frontage Type	
A.	Shall be designed with a pedestrian entrance along the <i>front street</i> to access all uses within the <i>building</i>
Requirements	
B.	Shall include a lobby area immediately behind the <i>building</i> entrance granting access to all uses
Design Standards	
C.	The <i>building</i> shall have a <i>parapet</i> or roofline which shall be varied in height and architectural style every 100 feet of width.

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

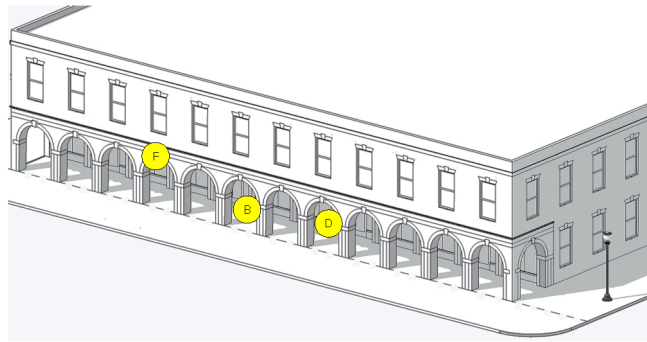
C. Forecourt frontage.



Frontage Type	
A	Shall be designed so a portion of the facade meets the <i>front street</i> setback and where the central portion is set back farther to create a garden area
Requirements	
B	The recessed portion shall extend a minimum of 20 feet in width along the front facade.
C	Main entrances shall be located in either the portion of the <i>building</i> that is not recessed or the recessed portion.
D	A four-foot-wide paved walkway shall be provided connecting the recessed entrances of the <i>principal building</i> to the sidewalk along the <i>front street</i> .
E	Shall include windows at all habitable levels overlooking the yard revealed by the <i>building</i> recess
Design Standards	
F	Maximum front setback requirements shall not apply to the recessed area.
G	Exterior <i>building</i> walls defining the garden area shall be treated as facades to include detail consistent with the facade along the <i>front street</i> .

11 Subdivision of Land	12 Processes/ Admin.	13 Non-conformities	14 Definitions
6 Landscaping/ Green Inf.	7 Lighting	8 Signage	9 General Standards
1 Toolbox	2 Zone Districts	3 Form Based Code	4 Add'l Use Standards
			5 Site Design Review Standards
			10 Streets/ Sidewalks/ Driveways

D. Arcade frontage.



Frontage Type	
A.	Shall be designed with a row of columns that supports habitable space, or a <i>canopy</i> , projecting over the first <i>story</i> facade to the <i>property line</i> This type is conventional for a first-story <i>retail</i> use.
Requirements	
B.	Shall be a minimum of 12 feet deep along the <i>front street</i> and/or <i>secondary street</i>
C.	Shall project only over private property
D.	The first <i>story</i> of the <i>building</i> behind the row of columns shall meet all requirements of the shopfront frontage type.
E.	A public access <i>basement</i> shall be granted to the City of Holland for sidewalk access.
Design Standards	
F.	Shall provide a vertical clearance of a minimum of 8 feet above <i>grade</i>
G.	The front of the columns shall be used to calculate required setbacks.

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 10 Streets/ Sidewalks/ Driveways
- 5 Site Design Review Standards
- 9 General Standards
- 4 Add'l Use Standards
- 3 Form Based Code
- 8 Signage
- 7 Lighting
- 6 Landscaping/ Green Inf.
- 2 Zone Districts
- 1 Toolbox

E. Common yard frontage.



Frontage Type	
A	Shall be designed to have a landscaped frontage along the <i>front street</i> and/or <i>secondary street</i>
Requirements	
B	Shall provide a continuous lawn and trees between <i>buildings</i> and between <i>buildings</i> and sidewalks
C	Shall provide a minimum four-foot-wide paved walkway connecting the main entrance of the <i>principal building</i> to the sidewalk along the <i>front street</i>
Design Standards	
D	Lawn areas shall be mowed regularly and maintained.
E	See landscape standards, Article 39-6.

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

Sec. 39-3.13. Building Envelope Overview Table. [7-21-2021 by Ord. No. 1796]

Subdistrict	Setbacks (feet)										Height (stories)	
	Front Street		4th + Story Step Back	Secondary Street		Interior Side ^{B C}		Rear ^C		Height		
	First Floor			Minimum	Maximum	Minimum	Maximum	Minimum	Maximum	Minimum	Maximum	
	Minimum	Maximum	Minimum									Maximum
CDT Central Downtown	0	6	15	0	6	0 or 15 ^D	0 or 15	0	—	2	6	
NDT North Downtown	5	10	15	5	10	0	—	0	—	2	6, 9, or 12	
EDT East Downtown	5	10	15	5	10	0	—	0	—	2	6	
WDT Waterfront Downtown ^A	5	10	15	5	10	0	—	0	—	2	2, 4, or 6	
CENT Centennial	5	10	15	5	10	0 or 15	—	0	—	2	6	
RM River-Michigan	10	15	—	10	15	10	—	25	—	1	2 or 4	
SIXT 16th Street	0 or 10 ^E	6 or 15 ^E	—	0 or 10 ^E	6 or 15 ^E	0	—	0	—	2	4	
WASH Washington	0	6	—	0	6	0 or 15	—	0	—	1	3	
SSV South Shore Village	50	55	—	10	—	0 or 15	0, or no maximum	0	—	1	3	

NOTES:

- ^A For additional requirements, see Section 39-2.22, Waterfront Overlay District.
 - ^B See Section 39-9.02 for restrictions on side yard parking.
 - ^C Along rear property lines, adjacent to an LDR, CNR, MDR, TNR, HDR, or MHR Zone District, a setback of at least 10 feet and a six-foot-high screening fence along the property line are required.
 - ^D A fifteen-foot side setback may be permitted to allow for a public pathway to the rear of the site. See Section 39-3.14.
 - ^E Along River Avenue, a minimum setback of 10 feet shall apply.
- For regulations with multiple dimensions in this chart, see Section 39-3.14 for specific situations when each dimension applies.

11 Subdivision of Land

12 Processes/ Admin.

13 Non-conformities

14 Definitions

6 Landscaping/ Green Inf.

7 Lighting

8 Signage

9 General Standards

10 Streets/ Sidewalks/ Driveways

1 Toolbox

2 Zone Districts

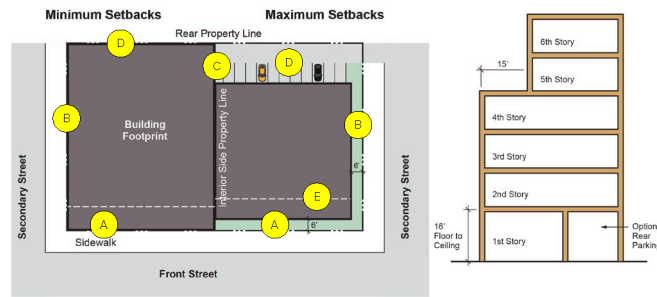
3 Form Based Code

4 Add'l Use Standards

5 Site Design Review Standards

Sec. 39-3.14. Building envelope standards. [7-21-2021 by Ord. No. 1796]

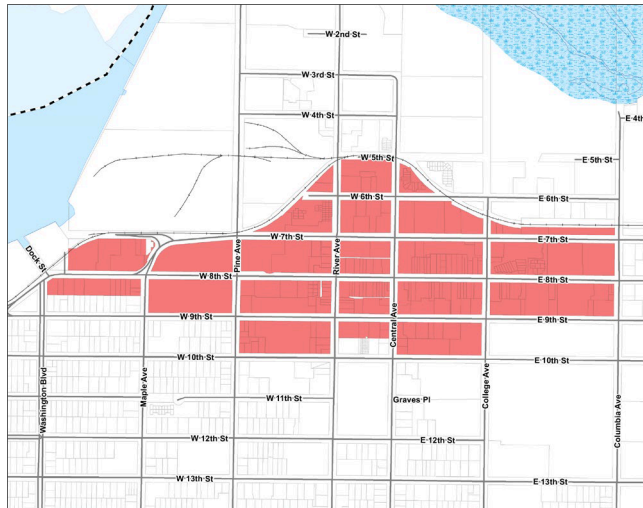
A. CDT: Central Downtown.



A Front Street Setback (First Floor)	
Minimum	0 feet
Maximum	6 feet
B Secondary Street Setback (First Floor)	
Minimum	0 feet
Maximum	6 feet
C Interior Side Setback (First Floor)	
Option 1	Minimum 0 feet; maximum 0 feet Exception: If adjacent to LDR, MDR, or TNR <i>Zone Districts</i> : <ul style="list-style-type: none"> ● 10-foot setback, with 6-foot-high solid <i>fence</i> along <i>property line</i>
Option 2: public through pathway	15-foot side setback permitted if: <ul style="list-style-type: none"> ● Side <i>property line</i> is a minimum of 150 feet from any intersection or existing <i>property line</i> that has chosen Option 2. ● Shall have an unobstructed pathway of at least 8 feet in width running the entire length of the setback. ● Shall be open and available to the public, and have public <i>amenities</i> such as seating, fountains, <i>landscaping</i> and/or public art. Outdoor dining for <i>restaurants</i> is also encouraged. ● The <i>property owner</i> shall dedicate a public access <i>easement</i> to the City.
D Rear Setback (First Floor)	
Minimum	0 feet
Maximum	No maximum
E Upper Story Step Back	
Required after 4th story	15-foot minimum step back from first <i>story building line</i> on the <i>front street</i> ; or 6% of <i>building depth</i> , whichever is less
Building Height	
Minimum	2 <i>stories</i>
Maximum	6 <i>stories</i>

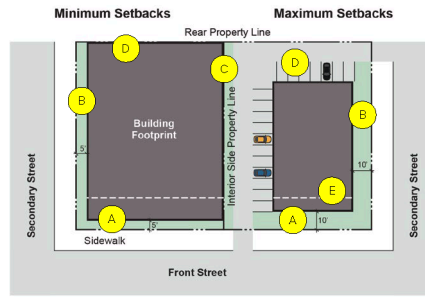
- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 10 Streets/ Sidewalks/ Driveways
- 5 Site Design Review Standards
- 9 General Standards
- 4 Add'l Use Standards
- 3 Form Based Code
- 8 Signage
- 7 Lighting
- 2 Zone Districts
- 6 Landscaping/ Green Inf.
- 1 Toolbox

F-CDT Central Downtown



11 Subdivision of Land	12 Processes/ Admin.	13 Non-conformities	14 Definitions	
6 Landscaping/ Green Inf.	7 Lighting	8 Signage	9 General Standards	10 Streets/ Sidewalks/ Driveways
1 Toolbox	2 Zone Districts	3 Form Based Code	4 Add'l Use Standards	5 Site Design Review Standards

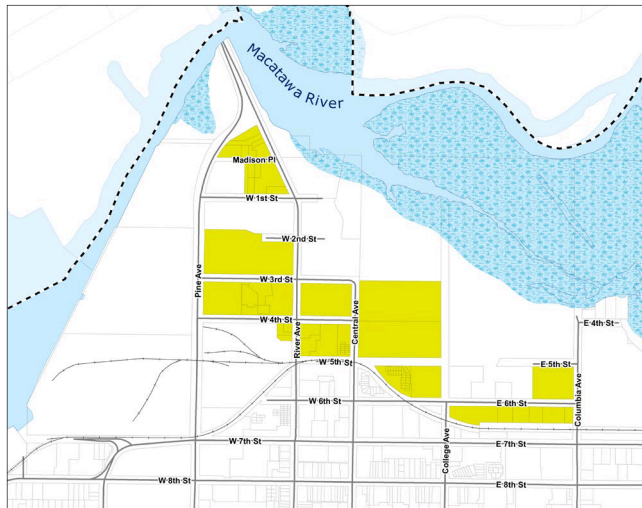
B. NDT: North Downtown.



A Front Street Setback (First Floor)	
Minimum	5 feet
Maximum	10 feet
B Secondary Street Setback (First Floor)	
Minimum	5 feet
Maximum	10 feet
C Interior Side Setback (First Floor)	
Adjacent to residential	Minimum 10-foot setback and 6-foot-high <i>screening fence</i> required at property line
Adjacent to nonresidential	No minimum, no maximum See Section 39-9.02 for <i>side yard</i> parking standards.
D Rear Setback (First Floor)	
Minimum	0 feet, except adjacent to TNR, LDR, or MDR, where there shall be a 30-foot minimum setback
Maximum	No maximum
E Upper Story Step Back	
Required after 4th story	15-foot minimum step back from first story <i>building</i> line on the <i>front street</i> ; or 6% of <i>building</i> depth, whichever is less
Building Height	
Minimum	2 stories
Maximum	6 stories See <i>Building Height</i> Map in Section 39-3.04.

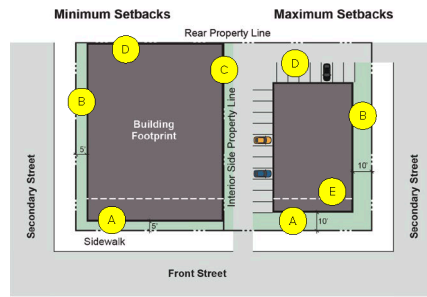
- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

F-NDT North Downtown



- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code**
- 4 Add'l Use Standards
- 5 Site Design Review Standards

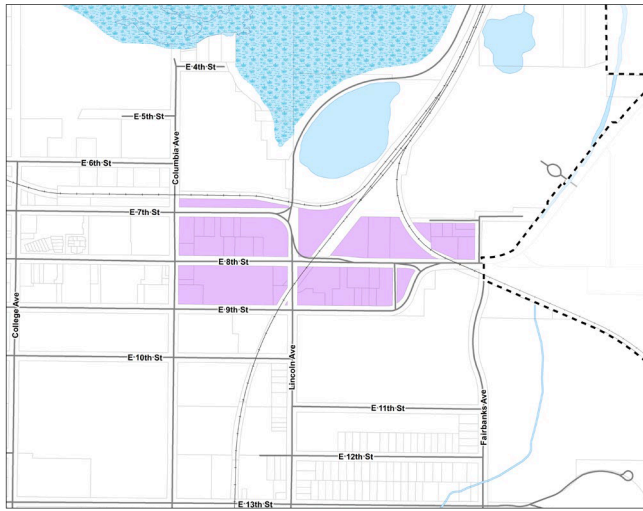
C. EDT: East Downtown.



A Front Street Setback (First Floor)	
Minimum	5 feet
Maximum	10 feet
B Secondary Street Setback (First Floor)	
Minimum	5 feet
Maximum	10 feet
C Interior Side Setback (First Floor)	
Adjacent to residential	Minimum 10-foot setback and 6-foot-high <i>screening fence</i> required at property line
Adjacent to nonresidential	No minimum, no maximum See Section 39-9.02 for <i>side yard</i> parking standards.
D Rear Setback (First Floor)	
Minimum	0 feet, except adjacent to TNR, LDR, or MDR, where there shall be a 30-foot minimum setback
Maximum	No maximum
E Upper Story Step Back	
Required after 4th story	15-foot minimum step back from first <i>story building</i> line on the <i>front street</i> ; or 6% of <i>building</i> depth, whichever is less
Building Height	
Minimum	2 <i>stories</i>
Maximum	6 <i>stories</i>

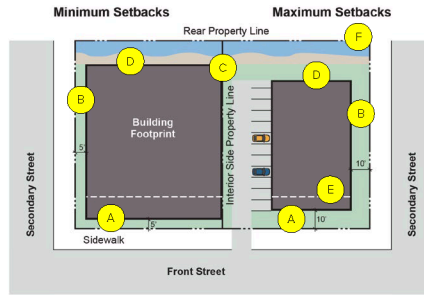
- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

F-EDT East Downtown



- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code**
- 4 Add'l Use Standards
- 5 Site Design Review Standards

D. WDT: Waterfront Downtown.



A Front Street Setback (First Floor)	
Minimum	5 feet
Maximum	10 feet
B Secondary Street Setback (First Floor)	
Minimum	5 feet
Maximum	10 feet
C Interior Side Setback (First Floor)	
Adjacent to residential	Minimum 10-foot setback and 6-foot-high <i>screening fence</i> required at property line
Adjacent to nonresidential	No minimum, no maximum See Section 39-9.02 for <i>side yard</i> parking standards.
D Rear Setback (First Floor)	
Minimum	0 feet, except adjacent to TNR, LDR, or MDR, where there shall be a 30-foot minimum setback
Maximum	No maximum
E Upper Story Step Back	
Required after 4th story	15-foot minimum step back from first <i>story building</i> line on the <i>front street</i> ; or, 6% of <i>building</i> depth, whichever is less
Building Height	
Minimum	2 <i>stories</i>
Maximum	6 <i>stories</i> 4 <i>stories</i> if the entire footprint of the <i>building</i> is within 200 feet of the ordinary high-water mark of Lake Macatawa
F Waterfront	
See Section 39-2.22, Waterfront Overlay District.	

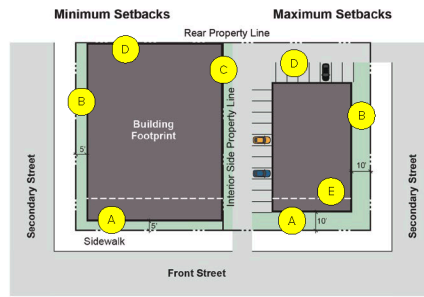
- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

F-WDT Waterfront Downtown



- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code**
- 4 Add'l Use Standards
- 5 Site Design Review Standards

E. CENT: Centennial.



A Front Street Setback (First Floor)	
Minimum	5 feet
Maximum	10 feet
B Secondary Street Setback (First Floor)	
Minimum	5 feet
Maximum	10 feet
C Interior Side Setback (First Floor)	
Adjacent to residential	Minimum 10-foot setback and 6-foot-high <i>screening fence</i> required at property line
Adjacent to nonresidential	No minimum, no maximum See Section 39-9.02 for <i>side yard</i> parking standards.
D Rear Setback (First Floor)	
Minimum	0 feet
Maximum	No maximum
E Upper Story Step Back	
Required after 4th story	15-foot minimum step back from first <i>story building</i> line on the <i>front street</i> ; or 6% of <i>building</i> depth, whichever is less
Building Height	
Minimum	2 <i>stories</i>
Maximum	6 <i>stories</i>

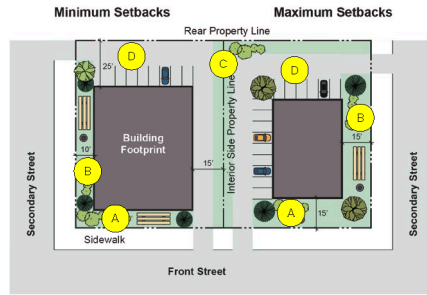
- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

F-CENT Centennial



- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code**
- 4 Add'l Use Standards
- 5 Site Design Review Standards

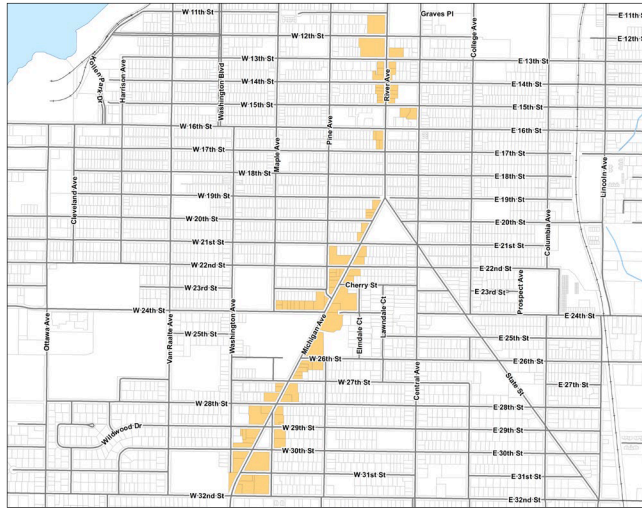
F. RM: River-Michigan.



A Front Street Setback (First Floor)	
Minimum	10 feet
Maximum	15 feet All <i>front street</i> yards shall be landscaped and include a minimum of 1 public <i>amenity</i> , such as a bench, trash can, or public art. Parking in the <i>front yard</i> is prohibited, but access driveways are permitted. See Section 39-9.02.
B Secondary Street Setback (First Floor)	
Minimum	10 feet
Maximum	15 feet All <i>secondary street</i> yards shall be landscaped and include a minimum of 2 public <i>amenities</i> , such as benches, trash cans, or public art, unless the <i>lot</i> contains a single-family home. Parking in the <i>secondary street</i> yard is prohibited, but access driveways are permitted.
C Interior Side Setback (First Floor)	
Minimum	15 feet
Maximum	No maximum. See Section 39-9.02 for <i>side yard</i> parking standards.
D Rear Setback (First Floor)	
Minimum	25 feet
Maximum	No maximum
Upper Story Step Back	
Not required	
Building Height	
Minimum	1 <i>story</i>
Maximum	4 <i>stories</i> : Adjacent to South River Avenue, between 14th Street and 18th Street; and Adjacent to Michigan Avenue between 24th Street and 26th Street 2 <i>stories</i> : all other lots

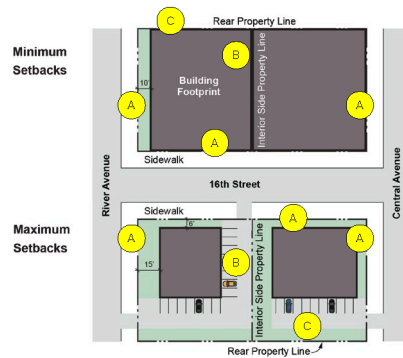
- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

F-RM River Michigan



- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code**
- 4 Add'l Use Standards
- 5 Site Design Review Standards

G. SIXT: 16th Street.



A Street Setbacks (First Floor)	
Other streets	
Minimum	0 feet
Maximum	6 feet
River Avenue	
Minimum	10 feet
Maximum	15 feet
B Interior Side Setback (First Floor)	
Adjacent to residential	15 feet minimum, no maximum
Adjacent to nonresidential	No minimum, no maximum See Section 39-9.02 for <i>side yard</i> parking standards.
C Rear Setback (First Floor)	
Minimum	0 feet, except adjacent to <i>residential zone districts</i> , where there shall be a 30-foot minimum setback
Maximum	No maximum
Upper Story Step Back	
Not required	
Building Height	
Minimum	2 stories
Maximum	4 stories

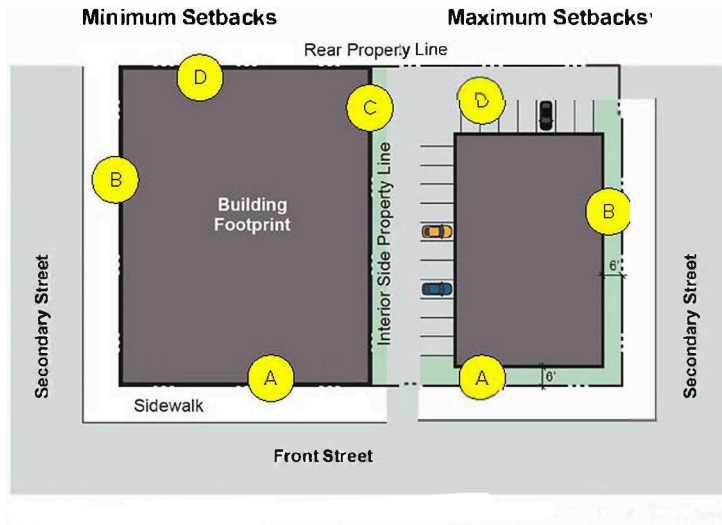
- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

F-SIXT 16th Street



- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code**
- 4 Add'l Use Standards
- 5 Site Design Review Standards

H. WASH: Washington.



1 No side setback is permitted between 18th Street and 19th Street.

A Front Street Setback (First Floor)	
Minimum	0 feet
Maximum	6 feet
B Secondary Street Setback (First Floor)	
Minimum	0 feet
Maximum	6 feet
C Interior Side Setback (First Floor)	
Between 18th Street and 19th Street	Must be built to side <i>property line</i>
Other properties	No minimum, no maximum
Adjacent to residential	15 feet minimum, no maximum
D Rear Setback (First Floor)	
Minimum	0 feet
Maximum	No maximum
Upper Story Step Back	
Not required	
Building Height	
Minimum	1 <i>story</i> . All 1- <i>story buildings</i> shall have a <i>parapet</i> at the top of the front facade extending a minimum of 4 feet above the roofline.
Maximum	3 <i>stories</i>

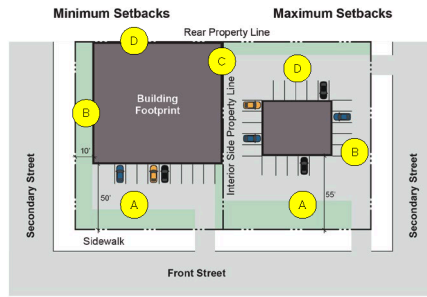
- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

F-WASH Washington



- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code**
- 4 Add'l Use Standards
- 5 Site Design Review Standards

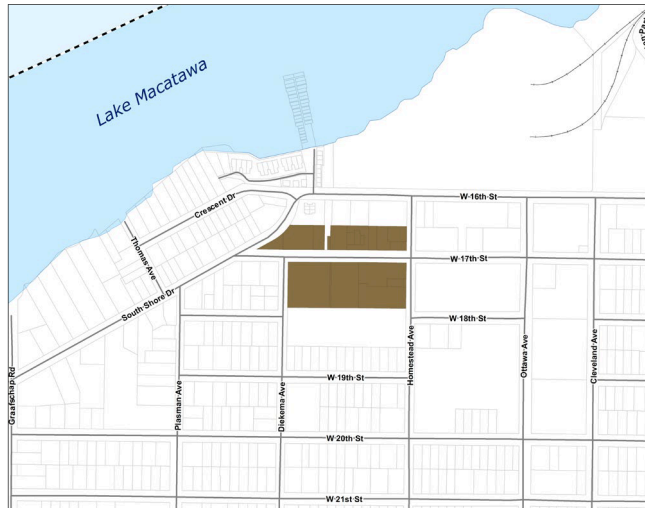
I. SSV: South Shore Village.



A Front Street Setback (First Floor)	
Minimum	50 feet
Maximum	55 feet
B Secondary Street Setback (First Floor)	
Minimum	10 feet
Maximum	No maximum
C Interior Side Setback (First Floor)	
Adjacent to residential	Minimum 10-foot setback and 6-foot-high <i>screening fence</i> required at property line
Adjacent to nonresidential	No minimum, no maximum See Section 39-9.02 for <i>side yard</i> parking standards.
D Rear Setback (First Floor)	
Minimum	0 feet
Maximum	No maximum
Upper Story Step Back	
Not required	
Building Height	
Minimum	1 <i>story</i>
Maximum	3 <i>stories</i>

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

F-SSV South Shore Village



- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code**
- 4 Add'l Use Standards
- 5 Site Design Review Standards

Additional Standards and Waiver Requests

Sec. 39-3.15. Waivers. [7-21-2021 by Ord. No. 1796]

- A. A maximum of three waiver requests are permitted for the following standards:
 - 1. Setbacks. A maximum of two setback waiver requests are permitted; however, one setback waiver request shall be for a *building* corner setback.
 - 2. Entrances every 60 feet in *building* width.
 - 3. Percentage of window glass required.
 - 4. Window location.
 - 5. Percentage of visible light transmission (*VLT*) required.
 - 6. *Sign* location.
- B. Waiver requests for all other standards in Article 39-3 are not permitted.
- C. *Planning Commission* shall grant a waiver request if, in the opinion of *Planning Commission*, the following criteria are met:
 - 1. One of the following criteria is met:
 - a. There are two or more standards in Article 39-3 that cannot be met simultaneously when applied to the *building* or property;
 - b. The *building* or property is subject to a unique circumstance, not caused by the *owner*, developer, or designer, that renders compliance with a standard of this article impossible or not practical; or
 - c. The waiver request is meant to increase the walkability of the *subdistrict*.
 - 2. Both of the following criteria are met:
 - a. The *building* and *site* design clearly still meet the intent of the *Form-Based Code* even though all standards will not be met; and
 - b. The waiver will not create an unsafe and/or unwelcoming pedestrian environment.

Sec. 39-3.16. One-story building height. [7-21-2021 by Ord. No. 1796]

The front facade of a *one-story building* shall be a minimum of 16 feet in height. In all *F subdistricts*, up to four feet of the height may be a *parapet* that extends above the roof, extending the full width of the *building*. The *parapet* may include architectural changes in height.

11 Subdivision of Land	11
12 Processes/ Admin.	12
13 Non-conformities	13
14 Definitions	14
6 Landscaping/ Green Inf.	6
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10
1 Toolbox	1
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5

Sec. 39-3.17. Corner treatments. [7-21-2021 by Ord. No. 1796]

Regardless of *building* or frontage type, all *building* corners at street intersections shall include corner architectural features designed to provide a welcoming gateway to the block. *Buildings* at intersections shall also have an entrance facing the corner. Acceptable corner architectural features include the following. The *Planning Commission* may approve alternate architectural features upon determining that they meet the intent of this section.

- A. Peaked or decorative roof.
- B. Additional glass.
- C. Clock tower or similar feature.
- D. Support column for upper floors.
- E. Vertical facade differentiation so that the corner stands out.

11 Subdivision of Land	12 Processes/ Admin.	13 Non-conformities	14 Definitions
6 Landscaping/ Green Inf.	7 Lighting	8 Signage	9 General Standards
1 Toolbox	2 Zone Districts	3 Form Based Code	4 Add'l Use Standards
			5 Site Design Review Standards
			10 Streets/ Sidewalks/ Driveways

11 Subdivision of Land	12 Processes/ Admin.	13 Non-conformities	14 Definitions
6 Landscaping/ Green Inf.	7 Lighting	8 Signage	9 General Standards
1 Toolbox	2 Zone Districts	3 Form Based Code	4 Add'l Use Standards
			5 Site Design Review Standards
			10 Streets/ Sidewalks/ Driveways

ARTICLE 39-4
Additional Use Standards

11 Subdivision of Land	12 Processes/ Admin.	13 Non-conformities	14 Definitions
6 Landscaping/ Green Inf.	7 Lighting	8 Signage	9 General Standards
1 Toolbox	2 Zone Districts	3 Form Based Code	4 Add'l Use Standards
			10 Streets/ Sidewalks/ Driveways
			5 Site Design Review Standards

Sec. 39-4.01. Intent. [7-21-2021 by Ord. No. 1796]

- A. The intent of this article is to provide additional use standards for the following:
 1. *Permitted uses* that have additional requirements beyond what is provided in Sections 39-2.05 through 39-2.23.
 2. Special land uses (SLU) required to meet the basic SLU standards for approval.
 3. Special land uses (SLU) required to meet the basic SLU standards for approval and specific use standards.

Sec. 39-4.02. Permitted land uses with additional standards. [7-21-2021 by Ord. No. 1796]

P

- A. List of permitted land uses with additional standards.
 1. Alternative energy (wind and solar): all *zone districts*.
 2. Bed-and-breakfasts (one to four rooms): all *zone districts* where single detached *dwelling units* are permitted.
 3. Child-care centers and homes.
 - a. Child-care centers: LDR, CNR, MDR, TNR, HDR, MHR, CMU, ED, PUD, F *Zone Districts*.
 - b. Family and group child-care homes: all *zone districts* where residential uses are permitted.
 4. Drive-thrus: NMU, CMU, RMU, GMU, ED, I, PUD, F *Zone Districts*.
 5. Funeral homes: NMU (east of US-31), CMU; F (CENT and F-RM *Subdistricts*).
 6. Home occupations and businesses: all *zone districts* where residential uses are permitted.
 7. Kennels: CMU *Zone District*.
 8. Oil and gas drilling: NMU, CMU, RMU, GMU, and I *Zone Districts*.
 9. Outdoor storage and processes: CMU, RMU, and I *Zone Districts*.
 10. Outdoor sales, outdoor cafes, and sidewalk cafes: NMU, CMU, RMU, GMU, ED, I, PUD and F *Zone Districts*. **[Amended 12-1-2021 by Ord. No. 1805]**
 11. Parking lots as a principal use: ED and I *Zone Districts*.
 12. Parking structures as the principal use: ED, I and PUD *Zone Districts*. **[Amended 12-1-2021 by Ord. No. 1805]**

11 Subdivision of Land	12 Processes/ Admin.	13 Non-conformities	14 Definitions
6 Landscaping/ Green Inf.	7 Lighting	8 Signage	9 General Standards
1 Toolbox	2 Zone Districts	3 Form Based Code	4 Add'l Use Standards
			5 Site Design Review Standards
			10 Streets/ Sidewalks/ Driveways

- 13. Public lodging: CMU, RMU, GMU, ED, I, PUD, and F *Zone Districts*. **[Amended 12-1-2021 by Ord. No. 1805]**
- 14. Recycling collection centers: I *Zone District*.
- 15. Self-storage facilities: CMU, RMU, and I *Zone Districts*.
- 16. Short-term rentals: all *zone districts*.
- 17. Temporary uses: all *zone districts* where the use is typically not permitted.
- 18. Vehicle repair: CMU, RMU, GMU, and I *Zone Districts*.
- 19. Vehicle sales: CMU and RMU *Zone Districts*. **[Amended 12-1-2021 by Ord. No. 1805]**
- 20. Vehicle wash: CMU, RMU, and I *Zone Districts*, and GMU *Zone District*.
- 21. Vendor trucks: NMU, CMU, RMU, GMU, ED, I, PUD, and F *Zone Districts* along corridors. **[Amended 12-1-2021 by Ord. No. 1805]**
- 22. Warehousing: CMU, RMU, and I *Zone Districts*.
- 23. Wireless communication facilities less than 40 feet: all *zone districts*.

B. Alternative energy.

- 1. Wind energy turbines up to 40 feet in height (small-scale and accessory). **[Amended 12-1-2021 by Ord. No. 1805]**

- a. Zone districts permitted: all *zone districts*.
- b. Approving authority: Zoning Administrator.
- c. Additional review processes: *special land use* approval if greater than 40 feet in height and in I *Zone District* as a *principal use* (Section 39-4.04B.1).

d. Standards.

- 1) Small-scale: may be mounted on the roof of a principal or accessory building or may be freestanding; shall not be a *principal use*, and shall not be considered an *accessory structure*.
- 2) Setbacks. At its most horizontal position, the blade shall not cross a *property line* and the turbine shall be set back from all property lines at a minimum of the same dimension as the maximum *tip height*.
- 3) Maximum tip height: 40 feet from *grade*, except where state and federal regulations, or the West Michigan Airport Authority require a lesser *height*.



- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 10 Streets/ Sidewalks/ Driveways
- 5 Site Design Review Standards
- 9 General Standards
- 4 Add'l Use Standards
- 8 Signage
- 7 Lighting
- 3 Form Based Code
- 2 Zone Districts
- 6 Landscaping/ Green Inf.
- 1 Toolbox

- 4) Minimum ground clearance: 10 feet for ground-mounted turbines, the minimum vertical blade tip clearance from *grade*.
- 5) Shadow flicker: shall not produce off-site shadow flicker.

2. Solar panel arrays (small-scale and accessory).

- a. Zone districts permitted: all *zone districts*.
- b. Approving authority: Zoning Administrator.
- c. Additional review processes: *special land use approval in I Zone District as a principal use under Section 39-4.04B.2.*
- d. Standards.



- 1) Small-scale: may be mounted on a roof of a principal or *accessory building* or may be freestanding; shall not be a *principal use*, and shall not be considered an *accessory structure*.
- 2) Setbacks. Freestanding solar panel arrays shall meet the front *setback* requirement for principal *structures* in the *zone district* in which they are located.
- 3) Height. Freestanding solar panel arrays shall not exceed 15 feet in *height*.

C. Bed-and-breakfasts.

- 1. Zone districts permitted: all *zone districts* where single detached *dwelling units* are permitted.
- 2. Approving authority.
 - a. One to four guest rooms: Zoning Administrator.
 - b. Five to eight guest rooms: special exception by *Board of Appeals*. See Section 39-12.12B.
- 3. General standards for one to eight guest rooms:
 - a. The *property owner* shall reside on-site.
 - b. The use shall comply with all requirements of Chapter 26 of the City Code of Ordinances.
 - c. Full bathroom facilities shall be available at a ratio of at least one bathroom for every two guest rooms, in addition to separate full bathroom facilities for the *owner*.
 - d. A minimum of one *parking space* shall be provided for each guest room in addition to a minimum of one space for the resident *owner*. Each space

11 Subdivision of Land
6 Landscaping/ Green Inf.
1 Toolbox
2 Zone Districts
7 Lighting
3 Form Based Code
8 Signage
12 Processes/ Admin.
9 General Standards
13 Non-conformities
4 Add'l Use Standards
14 Definitions
5 Site Design Review Standards
10 Streets/ Sidewalks/ Driveways

shall be independently *accessible* to a street.

- e. The establishment shall be permitted to have one identification *sign*, not larger than six square feet, mounted in the ground or on the wall of the *building*. Ground-mounted *signs* shall not exceed four feet in *height* and be set back a minimum of 10 feet from all *property lines*. This section shall supersede Article 39-8.
- f. Guests shall stay no more than 21 consecutive days.

D. Child-care centers, family child-care home, group child-care home.

1. *Child-care centers* are commercial facilities. They shall comply with all state laws and standards and shall obtain valid licenses from the State of Michigan.
 - a. Zone districts permitted: LDR, CNR, MDR, TNR, HDR, MHR, PUD, and F as an *accessory use* to a *religious institution* or *K-12 school*, ED when accessory to an *institution of higher education*, and CMU as a *principal use*.
 - b. Approving authority.
 - 1) If *site plan* required: *Planning Commission* or Administrative Staff.
 - 2) If no *site plan* required: Zoning Administrator.
 - c. Additional review processes: *special land use* in NMU, RMU, GMU, and I *Zone Districts* per Section 39-4.03A.1.
2. *Family child-care homes* are private homes where one to six minor children are supervised and cared for for periods less than 24 hours per day and for more than four weeks during a calendar year by an unrelated adult member in the *child-care* provider's home. Children related to the *child-care* provider may also be cared for and are not included in the six-children capacity. **[Amended 12-1-2021 by Ord. No. 1805]**
 - a. Zone districts permitted: all *zone districts* that permit residential uses.
 - b. *Approving authority*: Zoning Administrator.
 - c. Standards.
 - 1) The *applicant* complies with the provisions of Act No. 116 of the Public Acts of 1973, as amended. (MCLA § 722.111 et seq.)
3. *Group child-care home* is a private home where seven to 12 minor children are supervised and cared for for periods of less than 24 hours a day and for more than four weeks during a calendar year by an unrelated adult member in the *child-care* provider's home. Children related to the *child-care* provider may also be cared for and are not included in the twelve-children capacity. **[Amended 12-1-2021 by Ord. No. 1805]**

11 Subdivision of Land	11
12 Processes/ Admin.	12
14 Definitions	14
6 Landscaping/ Green Inf.	6
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10
1 Toolboxes	1
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5

- a. Zone districts permitted: all *zone districts* that permit residential *uses*.
- b. Approving authority: *Board of Appeals* special exception. See Section 39-12.12D.7.

E. Drive-thrus.

- 1. Zone districts permitted: NMU, CMU, RMU, GMU, ED, I, PUD, and F.
- 2. Approving authority.
 - a. If *site plan* required: *Planning Commission* or Administrative Staff.
 - b. If no *site plan* required: Zoning Administrator.
- 3. Standards.
 - a. Nuisance: shall not negatively impact the adjacent properties with excessive traffic, *noise*, odors, litter, or other similar factors.
 - b. Stacking. A minimum of one stacking lane shall be provided to accommodate a minimum of seven *vehicles*. The *Planning Commission* may alter this standard if the *applicant* can demonstrate that fewer stacking spaces will not adversely impact the operations of the establishment or negatively impact neighboring properties or the traffic flow in the area.
 - 1) All stacking lanes shall be a minimum of 10 feet wide and shall be positioned not to interfere with normal vehicular on-site traffic, off-site traffic, and entering and exiting traffic.
 - 2) Stacking lanes shall be separate from drive aisles used to access *parking spaces*.
 - c. Devices for the transmission of voices shall be directed or muffled to prevent sound from being audible beyond the boundaries of the site.
 - d. The following are prohibited in the NMU, RMU, ED, F, and PUD *Zone Districts*, as well as on internal streets in the GMU *Zone District*.
 - 1) Speakers.
 - 2) Two-way communication systems.
 - e. If the requirements of the *zone district* and the requirements for a *drive-thru* cannot both be met, the *drive-thru* shall not be approved.

F. Funeral homes.

- 1. Zone districts permitted: NMU (east of US-31), CMU; F (CENT and F-RM *Subdistricts*).
- 2. Approving authority.

11 Subdivision of Land	11
12 Processes/ Admin.	12
14 Definitions	14
6 Landscaping/ Green Inf.	6
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10
1 Toolboxes	1
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5

- a. If *site plan* required: *Planning Commission* or Administrative Staff.
 - b. If no *site plan* required: Zoning Administrator.
3. Standards.
- a. Assembly of *vehicles* for funeral processions shall not occur in a public street.
 - b. Where a *funeral home* is permitted, a funeral chapel shall also be permitted.

G. Home occupations and home-based businesses.

- 1. Zone districts permitted: all *zone districts* where residential *uses* are permitted.
- 2. Approving authority.
 - a. Home occupation: none.
 - b. Home-based business Type 1: Zoning Administrator.
 - c. Home-based business Type 2: *Board of Appeals* special exception.
- 3. Standards.
 - a. Table 4.02G.3.a. [Amended 12-1-2021 by Ord. No. 1805]

Regulation	Home Occupation	Type 1 Home-Based Business	Type 2 Home-Based Business
Employees	Shall live in the home	Shall live in the home	Shall live in the home plus 1 employee may work at the home-based business
Allowable floor area dedicated to the business	N/A	50% of 1 story of the dwelling and 50% of a detached accessory building	50% of 1 story of the dwelling and 50% of a detached accessory building, or as determined by the Board of Appeals
Merchandise	Prohibited	C	C
On-site customers C	Prohibited	No more than 2 at a time	No more than 2 at a time, or as determined by the Board of Appeals
Allowable hours open to customers	None	7:00 a.m. to 9:00 p.m.	7:00 a.m. to 9:00 p.m.
Allowable vehicle trips from customers	None	10	10; or determined by the Board of Appeals
Deliveries	A	A	A
Nonresidential alterations	Prohibited	Prohibited	Prohibited
Signage	Prohibited	Prohibited	Prohibited
Indoor storage	B	B	B

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 10 Streets/ Sidewalks/ Driveways
- 9 General Standards
- 5 Site Design Review Standards
- 4 Add'l Use Standards
- 3 Form Based Code
- 8 Signage
- 7 Lighting
- 2 Zone Districts
- 6 Landscaping/ Green Inf.
- 1 Toolbox

Regulation	Home Occupation	Type 1 Home-Based Business	Type 2 Home-Based Business
Outdoor storage	Prohibited	Prohibited	Permitted subject to Section 39-4.02G.3.e and Section 39-4.02G.3.f
Outdoor activities	Prohibited	Prohibited	Permitted subject to Section 39-4.02G.3.e and Section 39-4.02G.3.f, or as determined by the Board of Appeals
Inspections per Chapter 14	See Section 39-4.02G.3.b.	See Section 39-4.02G.3.b.	See Section 39-4.02G.3.b.
Violations of chapter (also subject to Subsection G5 below)	Must apply for Type 1 or 2 home-based business	Revocation of permit; civil infraction, or apply for Type 2 home-based business	Hearing with Board of Appeals; revocation of permit; civil infraction

NOTES:

- A** The delivery and pickup of goods and materials used and/or produced in the operation of the home occupation shall be limited to the customary delivery and pickup of mail and packages by the United States Postal Service, or by alternative private delivery service, that is common to other residential properties. Such deliveries and pickups shall not require a vehicle larger than a step-type van.
- B** Materials, supplies, and merchandise shall be stored within a principal or accessory structure in a manner that does not pose a safety hazard to the dwelling, dwelling occupants, or adjoining properties and occupants, and shall not result in a change of use of the property or an activity prohibited by the Michigan Building Code.
- C** On-site pick up of items shall be limited to arts and crafts produced on the premises, items commonly traded, such as coins, stamps, and antiques, incidental supplies related to the home-based business, and merchandise produced by the home-based business.
 - b. Inspections. All *Type 1 and Type 2 home-based businesses* are subject to inspections per Chapter 14 of the Holland Ordinance Code, and compliance is required before a *home-business* permit will be issued.
 - c. Performance standards for noise. The business shall not generate *noise*, vibrations, smoke, dust, odor, heat, or *glare* which are detectable beyond the *property lines*.
 - d. Recreational lessons/instruction may produce *noise* generated by a person's voice or *noise* produced by a person's recreational activity that is detectable beyond the *property lines*. Furthermore, the business shall not generate any electrical interference with radio or television transmission in the area that would exceed that which is normally produced by a residential *dwelling unit*.
 - e. Performance standards for outdoor business, sales and storage. The *Board of Appeals* shall determine the location and amount of outdoor activities for all *Type 2 home-based businesses* as follows:
 - 1) Recreational lessons/instruction shall be limited to *rear and side yard* areas and shall be *screened* from the neighbors as determined by the Board of Appeals.

- 11 Subdivision of Land
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

- 2) The outdoor sale and display of horticultural products shall be limited to products such as flowers, fruits, or vegetables and shall be limited to one continuous three-week period each calendar year per *parcel*. The dates shall be specified by the Board of Appeals.
 - 3) The outdoor sale and display of arts and crafts produced by the *home business* shall be limited to one continuous three-week period each calendar year per *parcel*. The dates shall be specified by the Board of Appeals.
 - 4) The Board of Appeals may impose other reasonable conditions and limitations to protect nearby residential premises and persons.
- f. Home occupation and home-based business exemptions.
- 1) Outdoor sales lasting no less than four consecutive days and occurring no more than three times per calendar year shall be considered garage or *yard* sales, and shall be exempt from this section.
 - 2) The sale of horticultural products grown on the premises may be sold on the premises, and shall be exempt from this section.
 - 3) Piano lessons and similar fine arts lessons are exempt per state law.
4. Prohibited home occupations and home-based businesses.
- a. Any repair of motorized *vehicles*, such as engine repair, painting, or body work to automobiles, trucks, trailers, boats, heavy equipment, and lawn or *landscaping* equipment.
 - b. Exterior *parking* and storage of heavy equipment not typically found in *residential* areas.
 - c. Any use not allowed in *residential zone districts*.
5. Enforcement. Violations of this subsection shall result in the penalties noted in the chart above. Whenever the Zoning Administrator determines that there has been a violation of any provision of this section, they shall give notice of such violation to the person responsible as prescribed in Chapter 14 of the City's Ordinance Code. In case any violation is not remedied within the time set forth in the notice, the following action shall be taken:
- a. A *home occupation* shall be required to apply for a *Type 1* or *Type 2 home-based business*;
 - b. A *Type 1 home-based business* permit shall be revoked, or shall be required to apply for a *Type 2 home-based business*;
 - c. A *Type 2 home-based business* shall have a hearing before the *Board of Appeals*;

11 Subdivision of Land	11
12 Processes/ Admin.	12
13 Non-conformities	13
14 Definitions	14
6 Landscaping/ Green Inf.	6
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10
1 Toolbox	1
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5

- d. The person subject to a violation of a *Type 2 home-based business* permit shall appear and present evidence in response to the enforcement notice to the *Board of Appeals*. During the hearing, the Zoning Administrator or designated representative shall specify the violation(s) that exists and the remedial action required. The *Board of Appeals* shall then determine whether to revoke the *home-based business* permit, allow additional time to remedy the violation, or impose additional conditions to remedy the violation(s).
- e. In addition to revocation described above, a person who violates or fails to comply with any provision of this subsection is responsible for a Class II municipal civil infraction and subject to the civil fines set forth in the schedule of fees and charges adopted in Section 2-118 of the City Code of Ordinances or any other relief that may be imposed by the court. Each act of violation and each day upon which such violation occurs shall constitute a separate violation.

H. Kennels.

- 1. Zone district permitted: CMU.
- 2. Approving authority.
 - a. If *site plan* required: *Planning Commission* or Administrative Staff.
 - b. If no *site plan* required: Zoning Administrator.
- 3. Standards.
 - a. Operation. *Kennels* shall be in a fully enclosed building. Outdoor *yards* and runs shall be allowed as an *accessory use*, and operated during the hours of 7:00 a.m. to 9:00 p.m.
 - b. Setbacks. Outdoor *yards* and runs shall be a minimum of 25 feet from all *property lines*.
 - c. Nuisances. No *kennel* shall generate *noise*, vibrations, dust, or odors which are detectable beyond the *property lines*.

I. Oil and gas drilling.

- 1. Zone districts permitted: NMU, CMU, RMU, GMU, and I *Zone Districts*.
- 2. Approving authority: Zoning Administrator.
- 3. Standards.
 - a. Drilling for, and the extraction of, oil, gas, petroleum, and hydrocarbons shall be in compliance with the provisions of Chapter 21.

J. Outdoor storage and processes.

11 Subdivision of Land	12 Processes/ Admin.	13 Non-conformities	14 Definitions
6 Landscaping/ Green Inf.	7 Lighting	9 General Standards	10 Streets/ Sidewalks/ Driveways
1 Toolbox	2 Zone Districts	3 Form Based Code	5 Site Design Review Standards
		4 Add'l Use Standards	

1. Zone districts permitted: I *Zone District* as a principal or *accessory use* and CMU and RMU *Zone Districts* as an *accessory use*.
2. Approving authority.
 - a. If *site plan* required: *Planning Commission* or Administrative Staff.
 - b. If no *site plan* required: Zoning Administrator.
3. Standards.
 - a. Screened. All *outdoor storage and processes* shall be *screened* from view, as determined by the approving authority.

K. Outdoor sales, outdoor cafes, and sidewalk cafes.

1. Outdoor sales.

a. Zone districts permitted. **[Amended 10-20-2021 by Ord. No. 1804]**

- 1) NMU, RMU, GMU, and F Zone Districts: seasonal sales as accessory to a permitted indoor use. The outdoor sales area shall not exceed 20% of each *yard* area.
- 2) CMU and I Zone Districts: *Principal use* and accessory to a permitted indoor use.



- b. Approving authority: Zoning Administrator.
- c. Exempt: garage and *yard* sales; see temporary uses Section 39-4.02R.

2. *Outdoor cafes* are located on private property.

- a. Zone districts permitted: all *zone districts* where restaurant uses are permitted.
- b. Approving authority: Zoning Administrator; DDA when located in the following F subdistricts: CDT, NDT, EDT, WDT, and CENT.



c. Standards.

- 1) Outdoor seating areas shall be permitted as an *accessory use* to a principal restaurant use.
- 2) The tables, chairs, fencing, and other aspects of the cafe shall be designed to be architecturally compatible with existing *structures* on the subject property.
- 3) The cafe shall be free of debris and litter.

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 10 Streets/ Sidewalks/ Driveways
- 5 Site Design Review Standards
- 4 Add'l Use Standards
- 9 General Standards
- 8 Signage
- 3 Form Based Code
- 7 Lighting
- 6 Landscaping/ Green Inf.
- 2 Zone Districts
- 1 Toolbox

- 4) Only food and beverages may be provided and consumed within the cafe.
- 5) See Chapter 32 of the Code of Ordinances for additional regulations. **[Added 12-1-2021 by Ord. No. 1805⁴]**
- 6) The cafe shall meet all county, state, and federal requirements for food sales, liquor control, and other relevant regulations.

3. *Sidewalk cafes* are located on public property.

- a. Zone districts permitted: all *zone districts* where *restaurant uses* are permitted.
- b. Approving authority: Zoning Administrator; DDA when located in the following F subdistricts: CDT, NDT, EDT, WDT, and CENT. The permit shall expire after 365 days unless it is renewed.
- c. Standards.
 - 1) Comply with Section 39-4.02K.2.c.
 - 2) Shall submit proof of insurance with coverage and terms to be defined by the City Attorney.
 - 3) Safe use of sidewalks. A minimum pedestrian clear width of six feet (eight feet along 8th Street between Columbia Street and Pine Street) is required along all public walkways at all times.
 - 4) The tables and chairs shall not be permanently anchored to the ground.
 - 5) Shall submit a statement indemnifying the City from liability in a form deemed sufficient by the City Attorney.
 - 6) Tulip Time restriction. *Nonfenced* sidewalk cafes in CDT and EDT shall not operate until one hour after Tulip Time Festival parades.



L. Parking lots as a principal use.

- 1. Zone districts permitted: ED and I *Zone Districts*.
- 2. Approving authority: Zoning Administrator.
- 3. Additional review processes: *special land use* approval in CMU and F *Zone Districts* per Section 39-4.04H.
- 4. Standards.
 - a. Uses prohibited. *Commercial* repair work, sales, or display shall not take

- 11 Subdivision of Land
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

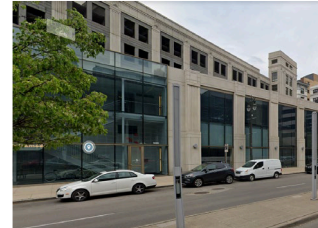
4. Editor's Note: This ordinance also renumbered former Subsection K2c5) as Subsection K2c6).

place in *parking lots*, unless the *parking lot* is associated with an approved *vehicle repair* or *vehicle sales* use.

- b. . See Section 39-9.02B.5.
- c. Screening. If located within 10 feet of the front lot line, the lot shall be concealed behind a continuous sixty- to seventy-two-inch-high manicured evergreen *hedge* or a minimum forty-eight-inch-high decorative masonry wall adjacent to the sidewalk. The only openings in the *hedges* or walls shall be for vehicular and pedestrian entrances.
- d. Pedestrian access. Parking lots shall have a minimum of one pedestrian entrance along all *street frontages*. The *Planning Commission* may determine that the *vehicle* entrance is sufficient for a given frontage.
- e. Landscaping. *Parking lots* shall meet all applicable landscape requirements of *UDO*. See Article 39-6.

M. Parking structures as a principal use.

- 1. Zone districts permitted: ED and I *Zone Districts*.
- 2. Approving authority.
 - a. If *site plan* required: *Planning Commission* or Administrative Staff.
 - b. If no *site plan* required: Zoning Administrator.
- 3. Additional review processes: *special land use* approval in CMU, GMU, and F *Zone Districts* per Section 39-4.04I.
- 4. Standards.



Parking Structures with Ground Floor Liner Buildings and screening for upper stories.

- a. The ground *story* shall include a commercial *liner building* on all *street frontages* or shall be entirely blocked from street view by *buildings*.
- b. Upper stories shall be designed so that *vehicles* cannot be seen from the street level.

N. Public lodging.

- 1. Zone districts permitted: CMU and F *Zone Districts*; ED and PUD as an *accessory use*; I as an *outlot use*.
- 2. Approving authority: *Planning Commission* or administrative review team.

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 10 Streets/ Sidewalks/ Driveways
- 5 Site Design Review Standards
- 4 Add'l Use Standards
- 9 General Standards
- 8 Signage
- 7 Lighting
- 3 Form Based Code
- 2 Zone Districts
- 6 Landscaping/ Green Inf.
- 1 Toolbox

- 3. Additional review processes: *special land use* approval in RMU and GMU *Zone Districts* per Section 39-4.03A.12.
- 4. Standards.
 - a. Each unit shall contain a bathroom and at least one bedroom with a minimum *gross floor area* of 250 square feet. Guests shall not establish *permanent* residence for more than 30 days within any calendar year.
 - b. F, RMU, GMU, and ED *Zone Districts*. All rooms shall be accessed by interior hallways.
 - c. Shelters shall be considered a public lodging use.
 - d. Shall comply with the requirements of Chapter 26 of the City's Code of Ordinances.
- O. Recycling collection centers.
 - 1. *Zone districts* permitted: I *Zone District*.
 - 2. Approving authority.
 - a. If *site plan* required: *Planning Commission* or Administrative Staff.
 - b. If no *site plan* required: Zoning Administrator.
 - 3. Standards.
 - a. Shall meet the requirements of *outdoor storage and processes*, Section 39-4.02J.3.
 - b. Materials. Materials collected shall be limited to aluminum, copper, plastic, glass, paper materials, and batteries.
 - c. Containers. Collection containers shall be a minimum of 20 feet from any *property line* adjacent to a *residential use* or *residential zone district*.
 - d. Outside storage. If stored outside, recyclable materials shall be within weather-tight containers no higher than eight feet.
 - e. Screening. Collection containers and recycling locations shall be *screened* from external view by solid fencing, a vegetative *screen*, or a combination of both, as approved by the *approving authority*.
 - f. Processing equipment. Processing equipment, including crushers and sorting equipment, shall not be part of an outside collection operation.
- P. Self-storage facilities.
 - 1. *Zone districts* permitted: CMU and I *Zone Districts*.
 - 2. Approving authority.

11 Subdivision of Land	11
12 Processes/ Admin.	12
13 Non-conformities	13
14 Definitions	14
6 Landscaping/ Green Inf.	6
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10
1 Toolbox	1
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5

- a. If *site plan* required: *Planning Commission* or Administrative Staff.
 - b. If no *site plan* required: Zoning Administrator.
3. Standards.
- a. Storage units with exterior doorways shall be accessed by a durable pavement drive aisle that is a minimum of 24 feet wide.
- Q. Short-term rentals.
- 1. Owner-occupied.
 - a. Zone districts permitted: all *zone districts*.
 - b. Approving authority: Zoning Administrator.
 - c. Standards.
 - 1) The property *owner* resides in the *short-term rental dwelling unit*.
 - 2) The property *owner* may rent one room of the *dwelling unit* for up to 365 days per year, or up to 60 days while they are away.
 - 3) Shall meet the requirements in Chapter 14 of the Code of Ordinances.
 - 2. Investor-owned in residential zone districts.
 - a. Zone districts permitted: LDR, CNR, MDR, and TNR *Zone Districts*.
 - b. Approving authority: Zoning Administrator.
 - c. Standards.
 - 1) There shall be a maximum of 25 investor-owned *short-term rental* units total in the *residential zone districts* of the City.
 - 2) There shall be a 500-foot separation distance between the *property lines* of each investor-owned *short-term rental dwelling unit*.
 - 3) Shall meet the requirements in Chapter 14 of the Code of Ordinances.
 - 3. Investor-owned in all other zone districts.
 - a. Zone districts permitted: NMU, CMU, RMU, GMU, I, PUD, and F where *residential uses* are permitted. **[Amended 12-1-2021 by Ord. No. 1805]**
 - b. Approving authority: Zoning Administrator.
 - c. Standards.
 - 1) Shall meet the requirements in Chapter 14 of the Code of

11 Subdivision of Land	11
12 Processes/ Admin.	12
13 Non-conformities	13
14 Definitions	14
6 Landscaping/ Green Inf.	6
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10
1 Toolbox	1
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5

Ordinances.

- 2) If located in a PUD *Zone District*, the master deed of the site or general *condominium* shall state that short-term rentals are allowed.
 - 4. Tulip Time. Notwithstanding the above sections, any *dwelling unit* may be rented out, in whole or in part, for up to 10 days during the designated Tulip Time Festival.
- R. Temporary uses.
- 1. Zone districts permitted: all *zone districts* where the use would not typically be allowed as a *permitted use*.
 - 2. Approving authority: Zoning Administrator.
 - 3. Standards.
 - a. A temporary use shall not last more than two weeks.
 - b. Examples: arts and craft fairs, carnivals, *vehicle sales*, vendor sales, etc.
 - c. Compliance with zoning standards shall be required for approval.
 - d. Exception to zoning compliance. Parking may be located on a nondurable surface for temporary uses.
 - 4. Garage or yard sales. Shall be allowed up to three times per calendar year, with each sale lasting no more than four consecutive days.⁵
 - 5. Tulip Time. Temporary *uses* and activities associated with the annual Tulip Time Festival may be authorized by *City Council* for a prescribed amount of time, and may include activities that would normally be prohibited, such as food trucks in the F *Zone District*, and sales of merchandise on City property.
- S. Vehicle repair.
- 1. Zone districts permitted: CMU, RMU, and I *Zone Districts*; GMU *Zone District* on corridors designated in Section 39-2.14.
 - 2. Approving authority.
 - a. If *site plan* required: *Planning Commission* or Administrative Staff.
 - b. If no *site plan* required: Zoning Administrator.
 - 3. Additional review processes: *special land use* approval for additions to existing *vehicle repair* uses in the NMU *Zone District* per Section 39-4.04K.
 - 4. Standards.

11 Subdivision of Land	11
12 Processes/ Admin.	12
13 Non-conformities	13
14 Definitions	14
6 Landscaping/ Green Inf.	6
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10
1 Toolboxes	1
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5

5. Editor's Note: This subsection was redesignated from Subsection R3e to Subsection R4 12-1-2021 by Ord. No. 1805. Ordinance No. 1805 also redesignated former Subsection R4 as Subsection R5.

- a. Location. Servicing and repair of *vehicles* shall be permitted only inside a fully enclosed *building*.
- b. Outside storage or *parking* of disabled, wrecked, inoperable, or partially dismantled *vehicles* shall not be permitted outside of specifically designated areas. *Outdoor storage* of damaged or inoperable *vehicles* shall be subject to all requirements for *outdoor storage* in Section 39-4.02J.3.
- c. *Building* elevations shall specify the locations of overhead doors. All overhead doors shall be accessed by drive aisles that meet the dimensional standards of *UDO*.
- d. *Vehicle sales* associated with repair facilities shall receive zoning approval for each use, and shall meet all applicable standards, including those in Section 39-4.02T.4.
- e. City, county, state, and federal regulations for the storage, transportation, and disposal of oil, gasoline, and other flammable liquids shall be met.

T. Vehicle sales.

- 1. Zone district permitted: CMU.
- 2. Approving authority.
 - a. If *site plan* required: *Planning Commission* or Administrative Staff.
 - b. If no *site plan* required: Zoning Administrator.
- 3. Additional review processes: *special land use* in RMU *Zone District*; NMU *Zone District* for existing *vehicle sales uses* per Section 39-4.04L.
- 4. Standards.
 - a. *Vehicle* display, parking, and circulation areas shall be paved with a durable surface and include bumper guards or curbing that separates paved areas from landscaped and lawn areas. Another means may be approved by the *Planning Commission*.
 - b. Outdoor display areas shall be located a minimum of 10 feet from all *property lines*. Display spaces shall be clearly delineated on the *site plan*. All display *vehicles* shall be parked in display spaces. Display cars shall not be parked in required *parking spaces*.
 - c. *Vehicle repair* associated with *vehicle sales* facilities shall receive zoning approval for each use, and shall meet all applicable zoning standards, including those in Section 39-4.02S.4.
 - d. A minimum 500-square-foot *permanent structure* shall be provided on the lot to serve as *offices* and rest rooms for the *vehicle sales* use.

11 Subdivision of Land	11
12 Processes/ Admin.	12
13 Non-conformities	13
14 Definitions	14
6 Landscaping/ Green Inf.	6
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10
1 Toolbox	1
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5

U. Vehicle wash.

- 1. Zone districts permitted: CMU, RMU, and I *Zone Districts*, and GMU *Zone District* on corridors.
- 2. Approving authority.
 - a. If *site plan* required: *Planning Commission* or Administrative Staff.
 - b. If no *site plan* required: Zoning Administrator.
- 3. Standards.
 - a. Stacking lane(s) shall be provided for a minimum of seven *vehicles*. The stacking lane(s) shall be designed to prevent *vehicles* from queuing into an adjacent street.

V. Vendor trucks.

- 1. Zone districts permitted: CMU, RMU, GMU, I, PUD and F *Zone Districts* (other than F subdistricts listed in Section 39-4.02V.3.a below). **[Amended 12-1-2021 by Ord. No. 1805]**
- 2. Approving authority: Zoning Administrator.
- 3. Additional review processes.
 - a. F-CDT, F-NDT, F-EDT, and F-CENT Subdistricts and NMU Zone District: permitted on private property as part of an outdoor cafe per Section 39-4.02K.2.
 - b. On public property and streets: permitted as a temporary use when approved by the City Manager.
 - c. On City-owned properties: shall be reviewed and may be approved by *City Council*.
- 4. Standards.
 - a. Shall be permitted as either a permanent or a temporary use.
 - b. Transient merchants and peddlers. The standards above shall not apply to drummers and peddlers that are regulated by Chapter 24 of the Code of Ordinances.

W. Warehousing.

- 1. Zone districts permitted: CMU, RMU, and I *Zone Districts*.
- 2. Approving authority.
 - a. If *site plan* required: *Planning Commission* or Administrative Staff.
 - b. If no *site plan* required: Zoning Administrator.

11 Subdivision of Land	11
6 Landscaping/ Green Inf.	6
12 Processes/ Admin.	12
1 Toolbox	1
2 Zone Districts	2
7 Lighting	7
3 Form Based Code	3
8 Signage	8
13 Non-conformities	13
9 General Standards	9
4 Add'l Use Standards	4
14 Definitions	14
10 Streets/ Sidewalks/ Driveways	10
5 Site Design Review Standards	5

- 3. Standards.
 - a. A complete list of all flammable, explosive, and hazardous materials to be stored shall be submitted with the *site plan* application.

- X. Wireless communication facilities less than 40 feet.
 - 1. Zone districts permitted: all *zone districts* when mounted on an existing *structure*; CMU, GMU, RMU, I, OS, PUD, and F *Zone Districts* when new *structure* is less than 40 feet in height.
 - 2. Approving authority: Zoning Administrator.
 - 3. Additional review processes.
 - a. *Special land use* approval if 40 feet or greater in height in the CMU, I, and OS *Zone Districts* per Section 39-4.04M.
 - 4. Standards.
 - a. Documentation shall be submitted showing that the facility is in compliance with all applicable Federal Communications Commission regulations regarding radio frequency emissions and that the facility will not cause interference with any nearby existing wireless communications facilities.
 - b. *Lighting* shall not be added to the *structure* unless required by the Federal Aviation Administration.
 - 5. Small cell wireless facilities co-located and on private property.
 - a. Shall be reviewed in the same manner and following the standards of Section 39-4.02X.3.
 - b. Shall meet the standards set forth in MCLA 460.1317(2) and (3) and in Chapter 7 of the Code of Ordinances.
 - 6. Small cell wireless facilities are exempt from this section if they meet one of the following:
 - a. Located on a public property or in the street *right-of-way*.
 - b. The replacement of a small cell wireless facility with a small cell wireless facility that is not larger or heavier than the existing facility and is in compliance with applicable codes.
 - c. Routine maintenance of a small cell wireless facility, utility pole, or wireless support *structure*.
 - d. Micro wireless facility installation, placement, maintenance, operation, or replacement of that is suspended on cables strung between utility poles or wireless support *structures* in compliance with applicable codes.

11 Subdivision of Land	11
6 Landscaping/ Green Inf.	6
12 Processes/ Admin.	12
1 Toolbox	1
2 Zone Districts	2
7 Lighting	7
3 Form Based Code	3
8 Signage	8
13 Non-conformities	13
9 General Standards	9
4 Add'l Use Standards	4
14 Definitions	14
10 Streets/ Sidewalks/ Driveways	10
5 Site Design Review Standards	5

Sec. 39-4.03. Special land uses with basic standards required. [7-21-2021 by Ord. No. 1796]

S

A. List of special land uses and allowable zone districts. The following uses shall be approved as *special land uses* by the Planning Commission, using the basic *special land use* standards per Sections 39-4.03B and 39-12.08.

1. Child-care centers: NMU, CMU, RMU, GMU, and I *Zone Districts*. **[Amended 12-1-2021 by Ord. No. 1805]**
2. Dwelling units: five or more: NMU *Zone District*. **[Amended 12-1-2021 by Ord. No. 1805]**
3. Event venue: NMU, RMU and F *Zone Districts*. **[Amended 12-1-2021 by Ord. No. 1805]**
4. Government/municipal services: all *zone districts* except OS.
5. Hospitals: CMU and RMU *Zone Districts*.
6. Institutions of higher education: all *zone districts* except ED.
7. K-12 schools: all *zone districts* except OS. Public schools where the State Superintendent has exclusive jurisdiction are exempt from all *zoning* requirements.
8. Maker spaces: NMU and F *Zone Districts*.
9. Manufacturing (low-intensity): CMU and RMU *Zone Districts*.
10. Nursing homes: RMU and GMU *Zone Districts*.
11. Power plants, non-wind or -solar: I *Zone District*.
12. Recreation (indoor): OS *Zone District*.
13. Recreation (outdoor): RMU, GMU, F *Zone Districts*. Public parks are permitted in all *zone districts*, including *zone districts* where other outdoor recreation is prohibited or requires *special land use* approval.
14. Religious institutions: RMU, GMU, I, and F *Zone Districts*.
15. Research and development: GMU *Zone District*.
16. Transportation and logistics: CMU *Zone District*.

B. Summary of the basic special land use standards (Section 39-12.08).

6. Editor's Note: Former Subsection A12, Public lodging, was repealed 12-1-2021 by Ord. No. 1805. Ordinance No. 1805 also renumbered former Subsection A13 through 17 as Subsection A12 through 16, respectively.

1	Toolbox	11	Subdivision of Land
6	Landscaping/ Green Inf.	12	Processes/ Admin.
2	Zone Districts	7	Lighting
3	Form Based Code	8	Signage
4	Add'l Use Standards	9	General Standards
		13	Non-conformities
		14	Definitions
		10	Streets/ Sidewalks/ Driveways
		5	Site Design Review Standards

1. The use and the *site plan* shall be consistent with the intent of *UDO*.
2. The *site plan* shall comply with all *UDO* requirements.
3. The use shall be designed, constructed, operated, and maintained to be compatible with uses on surrounding properties, and the site design shall minimize the impact of site activity on surrounding properties.
4. In determining if these above requirements have been met, consideration will be given to how the following relates to the surrounding properties:
 - a. Parking: location and *screening* of vehicular circulation.
 - b. *Outdoor storage*, activity, or work areas, and mechanical equipment.
 - c. *Structure* massing, placement, and materials.
 - d. Hours of operation. Approval may be conditioned upon operation within specified hours to minimize impact on surrounding properties.
5. Landscaping and additional amenities proposed. Approval may be conditioned upon additional *landscaping* or *amenities* being added to the site design.
6. Compatibility with the City of Holland's *Master Plan*.
7. Adequate access to public services.
8. Impact of traffic. A *traffic impact study* may be required for all *special land uses*.
9. No detrimental effects are foreseen due to *noise*, vibration, smoke, fumes, odors, dust, *glare*, and light, etc., on surrounding properties.
10. Shall be compatible with the natural environment and conserve natural resources and energy.

Sec. 39-4.04. Special land uses with basic standards and specific use standards required. [7-21-2021 by Ord. No. 1796]

5*

- A. List of special land uses with basic standards and specific use standards required. [Amended 12-1-2021 by Ord. No. 1805]
1. Alternative energy (wind and solar): all *zone districts*.
 2. Firearm and archery ranges: CMU and I *Zone Districts*.
 3. Gas stations: CMU, GMU and I *Zone Districts*.
 4. Manufacturing (high-intensity): I *Zone District*.
 5. Marinas: all *zone districts*.

11 Subdivision of Land	11
12 Processes/ Admin.	12
13 Non-conformities	13
14 Definitions	14
6 Landscaping/ Green Inf.	6
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10
1 Toolbox	1
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5

- 6. NMU mixed-use buildings with five or more attached dwelling units: NMU *Zone District*.
 - 7. Parking lots as a principal use: CMU and F *Zone Districts*.
 - 8. Parking structures as the principal use: CMU and F *Zone Districts*.
 - 9. Sexually oriented businesses: CMU *Zone District*.
 - 10. Vehicle repair: NMU *Zone District*.
 - 11. Vehicle sales: NMU and RMU *Zone Districts*.
 - 12. Wireless communication facilities: CMU, I and OS *Zone Districts*.
- B. Alternative energy.
- 1. Wind turbines over 40 feet in *height* (large-scale).
 - a. *Zone districts* permitted as a special land use: as an *accessory use* in all *zone districts*; as a *principal use* in the I *Zone District*.
 - b. Approving authority: *Planning Commission*.
 - c. Additional review processes: For wind turbines 40 feet or less in height, see Section 39-4.02B.1.
 - d. Standards.
 - 1) Large-scale: shall be freestanding; shall not be considered an *accessory structure*.
 - 2) Shall comply with the basic *special land use* standards in Sections 39-4.03B and 39-12.08.
 - 3) Setbacks. The minimum setback for the turbine structure shall be equal to the maximum *tip height* of the turbine.
 - 4) No maximum tip height. There shall be no maximum *tip height*; however, the proposed *height* shall meet all state and federal regulations and be approved by the West Michigan Airport Authority and the *Planning Commission*. The *Planning Commission* may require a lesser *height*.
 - 5) Minimum ground clearance. The minimum vertical blade tip clearance from *grade* shall be 50 feet.
 - 6) Shadow flicker: shall not produce off-site shadow flicker.
 - 7) Noise standards.
 - a) The *applicant* shall provide an initial sound modeling report and, within six months of commencing operation of the wind

11 Subdivision of Land	11
12 Processes/ Admin.	12
13 Non-conformities	13
14 Definitions	14
6 Landscaping/ Green Inf.	6
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10
1 Toolbox	1
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5

turbine, a post-construction sound report for the project.

- b) No wind turbine shall generate audible *noise* that exceeds 45 *dBA (Lmax)* or 55 *dB(C) (Lmax)* (*dBC*) to *dBA* ratio of 10 *dB* per ANSI standard S12.9 Part 4 Annex D) for any duration, at a *property line*.
- c) Leq 1-sec shall be used for all measurements and modeling.

2. Solar panel arrays as a principal use.

- a. Zone districts permitted as a special land use: *I Zone District*.
- b. Approving authority: *Planning Commission*.
- c. Additional review processes: permitted as accessory freestanding or rooftop per Section 39-4.02B.2.
- d. Standards.
 - 1) Large-scale: shall be freestanding solar panel arrays. These standards include all associated equipment and facilities.
 - 2) The basic special land use standards in Sections 39-4.03B and 39-12.08 shall be met.
 - 3) Setbacks: shall be set back at least 20 feet from the nearest *property line* and 100 feet from the nearest residential dwelling.
 - 4) Height. Freestanding principal solar panel arrays shall not exceed 25 feet in *height*.
 - 5) The *applicant* shall obtain approval from the Holland Board of Public Works (HBPW).

C. Firearm and archery ranges.

- 1. Zone districts permitted as a special land use: CMU and *I Zone Districts*.
- 2. Approving authority: *Planning Commission*.
- 3. Standards.
 - a. The basic special land use standards shall be met per Sections 39-4.03B and 39-12.08.
 - b. Minimum property area: 30,000 square feet.
 - c. The submittal and approval of the following items:
 - 1) Certification from the indoor range equipment manufacturer that the equipment meets all applicable federal, state, and local regulations for *archery and shooting ranges* and indicates the size or type of

11 Subdivision of Land	11
12 Processes/ Admin.	12
13 Non-conformities	13
14 Definitions	14
6 Landscaping/ Green Inf.	6
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10
1 Toolboxes	1
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5

weapon the range is designed for. The indoor range equipment includes all baffles and walls designed to contain arrows and bullets or other projectiles.

- 2) Certification from the project architect and/or professional engineer that the facility meets the current requirements for all applicable federal, state, and local regulations for *archery and shooting ranges*.
- 3) Certification from the contractor or installer that the equipment described in the application has been installed and complies with all manufacturer and architectural directions, requirements, and specifications.
- 4) Certification from the range operator that the facility will at all times comply with all applicable federal, state, and local regulations, will meet or exceed all commonly accepted shooting range safety and design practices, and will be operated in a manner that protects the health, safety and welfare of the general public.

d. The following standards shall also be adhered to:

- 1) The range operator shall only allow weapons of the size or type the range is designed for as set forth in the manufacturer's certificate.
- 2) The *applicant* or range operator shall not modify the indoor range equipment, on-site lead collection system or HVAC system without first obtaining an amended *special land use* approval.
- 3) The range *owner* shall obtain and maintain a license as required by Chapter 17 of the Code of Ordinances.
- 4) The range shall be subject to inspection upon request of the City to verify ongoing compliance with the requirements of this section.
- 5) The interior of the *building* shall be impenetrable to the discharge of any bullet or other projectile shot or discharged in the range.
- 6) Audible *noise* from the discharge of any *firearm* shall comply with the requirements of Chapter 19 of the City Code of Ordinances.
- 7) The range shall have an on-site lead cleanup system and HVAC filtration system in compliance with all federal and state regulations.
- 8) Hours of operation: 7:00 a.m. to 9:00 p.m.

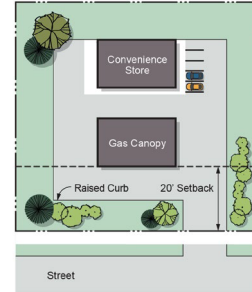
D. Gas stations.

1. Zone districts permitted as a special land use: CMU and I *Zone Districts* and GMU *Zone District* when on street corridors.
2. Approving authority: *Planning Commission*.

11 Subdivision of Land	11
12 Processes/ Admin.	12
13 Non-conformities	13
14 Definitions	14
6 Landscaping/ Green Inf.	6
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10
1 Toolbox	1
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5

3. Standards.

- a. The basic special land use standards shall be met per Sections 39-4.03B and 39-12.08.
- b. A raised curb of six inches in *height* shall be constructed to separate the landscape planting areas from the driveways and pump areas.
- c. Pump islands shall be set back a minimum of 35 feet from all *property lines*.
- d. The site shall be designed to have sufficient truck turning space for fuel deliveries. An internal and external movement diagram is required with the *site plan* application.
- e. All City, county, state, and federal regulations regarding the storage and transportation of gasoline and other flammable liquids shall be met.
- f. *Canopy structures* shall meet the following requirements:
 - 1) Minimum setback: 20 feet.
 - 2) Height.
 - a) Minimum: 13 feet six inches.
 - b) Maximum: 20 feet.
 - 3) *Lighting* and *signage* on the *canopy* shall comply with Articles 39-7 and 39-8.
 - 4) A *canopy* may be either attached or detached from the main *building*.
 - 5) A *canopy* shall use a similar roof form, pitch, and materials in order to resemble the roof covering of the main *building*. Materials, colors, and supporting columns shall coordinate with the design of the main *building*.
 - 6) A *canopy* shall not cover architectural details, windows, *transparency*, or the expression line of the main building.
 - 7) A *canopy structure* shall not be enclosed.
 - 8) If any part of the *canopy* is illuminated, highly reflective material shall not be installed on the underside of the *canopy*.



11 Subdivision of Land	11
12 Processes/ Admin.	12
13 Non-conformities	13
14 Definitions	14
6 Landscaping/ Green Inf.	6
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10
1 Toolbox	1
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5

E. Manufacturing (high-intensity).

- 1. Zone districts permitted as a special land use: I *Zone District*.
- 2. Approving authority: *Planning Commission*.

- 3. Additional review processes: low-intensity manufacturing: permitted in I Zone District; special land use approval in CMU and RMU Zone Districts. (See Sections 39-12.12 and 39-12.13.)
- 4. Standards.
 - a. The basic special land use standards shall be met per Sections 39-4.03B and 39-12.08.
 - b. Determination of high intensity vs. low intensity.
 - 1) Staff shall refer proposed *uses* that may meet the definition of high intensity in Article 39-14 to the *Planning Commission* for a determination of *high intensity*.
 - 2) Appeals of *high intensity* determinations by the *Planning Commission* shall be made to the *Board of Appeals*.

F. Marinas.

- 1. Zone districts permitted as a special land use: all *zone districts*.
- 2. *Approving authority: Planning Commission*.
- 3. Standards.
 - a. The basic special land use standards are met per Sections 39-4.03B and 39-12.08.
 - b. Storage of boats shall be permitted. Storage locations for boats shall be delineated on the *site plan*.
 - c. Discarding of waste or refuse. Facilities shall be provided at the *marina* for disposal of refuse from boating holding tanks in a sanitary manner.
 - d. Refuse and garbage containers with covers shall be provided and kept in clean and sanitary condition.
 - e. Rest room facilities shall be provided at a ratio of one toilet per 40 boat slips.
 - f. Access drives between boat storage spaces shall meet the dimensional requirements of *UDO*.
 - g. The following accessory uses may be permitted as part of the marina use:
 - 1) Storage of boats.
 - 2) Locker room or rest room facilities.
 - 3) Private club or *indoor recreation* space.
 - 4) Gas pumps or other boat fueling facilities.

11 Subdivision of Land	11
12 Processes/ Admin.	12
13 Non-conformities	13
14 Definitions	14
6 Landscaping/ Green Inf.	6
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10
1 Toolbox	1
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5

- 5) *Outdoor recreation* use.
- h. The following accessory uses shall be approved separately from the marina.
 - 1) Restaurants.
 - 2) *Vehicle repair* (including boats).
 - 3) *Residential* uses.
 - 4) Public lodging.
 - 5) Event venue or *indoor recreation* use open to the general public.
- G. NMU mixed-use buildings with five or more attached dwelling units. **[Amended 12-1-2021 by Ord. No. 1805]**
 - 1. Zone districts permitted as special land use: NMU *Zone District*.
 - 2. Approving authority: *Planning Commission*.
 - 3. Standards.
 - a. The basic special land use standards are met per Sections 39-4.03B and 39-12.08.
 - b. Surrounding and adjacent uses to the site are *residential*.
 - c. The site is in close proximity to, but not adjacent to, other neighborhood *commercial* uses that serve the desired *commercial* need.
 - d. The proposed development maintains a minimum of 20% *commercial* use on the first story of the front street that meets the window glazing requirements in Section 39-2.11D.
 - e. The proposed development advances a goal of the City's Master Plan, as determined by the *Planning Commission*.
 - f. Rationale for the special use is provided by the applicant that is reasonable, as determined by the *Planning Commission*.
- H. Parking lots as a principal use.
 - 1. Zone districts permitted as a special land use: CMU and F *Zone Districts*.
 - 2. Approving authority: *Planning Commission*.
 - 3. Additional review processes: permitted in ED and I *Zone Districts* per Section 39-4.02L.
 - 4. Standards.
 - a. The basic special land use standards are met per Sections 39-4.03B and

11 Subdivision of Land	11
12 Processes/ Admin.	12
13 Non-conformities	13
14 Definitions	14
6 Landscaping/ Green Inf.	6
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10
1 Toolbox	1
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5

39-12.08.

- b. In the *F Zone District*, the *Form-Based Code parking lot* standards are met per Section 39-3.08.
 - c. *Planning Commission* determines the *parking lot* is necessary to support nearby uses.
 - d. *Planning Commission* determines the *parking lot* will not negatively impact the vibrancy, walkability, or historic character of the surrounding area.
 - e. Uses allowed. *Parking lots* shall be used for short-term parking, not long-term storage. Commercial repair work, sales, or display shall not take place in any *parking lot* not associated with an approved *vehicle repair* or sales use.
 - f. Structures permitted: shelter for attendants.
 - g. Setback. See Section 39-9.02B.5.
 - h. Screening. If located within 10 feet of the front lot line, the lot shall be concealed behind a continuous five-to-six-foot-high manicured evergreen *hedge* or a minimum four-foot-high decorative masonry wall adjacent to the sidewalk. The only openings in the *hedges* or walls shall be for vehicular and pedestrian entrances.
 - i. Pedestrian access. *Parking lots* shall have a minimum of one pedestrian entrance along all *street frontages*. The *Planning Commission* may determine that the *vehicle* entrance is sufficient for a given frontage.
 - j. *Landscaping*. *Parking lots* shall meet all applicable landscape requirements of *UDO* in Article 39-6.
- I. Parking structures as the principal use.
- 1. Zone districts permitted as a special land use: CMU and *F Zone Districts*.
 - 2. Approving authority: *Planning Commission*.
 - 3. Additional review processes: permitted in ED and *I Zone Districts* per Section 39-4.02M.
 - 4. Standards.
 - a. The basic *special land use* standards are met per Sections 39-4.03B and 39-12.08.
 - b. In the *F Zone District*, the *Form-Based Code parking structure* standards are met per Section 39-3.08.
 - c. *Planning Commission* determines the *parking structure* is necessary to

11 Subdivision of Land	11
12 Processes/ Admin.	12
13 Non-conformities	13
14 Definitions	14
6 Landscaping/ Green Inf.	6
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10
1 Toolboxes	1
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5

support nearby uses.

- d. *Planning Commission* determines the *parking lot* will not negatively impact the vibrancy, walkability, or historic character of the surrounding area.
- e. The ground *story* shall include a *commercial liner building* on all *street frontages* or shall be entirely blocked from street view by *buildings*.
- f. Upper *stories* shall be designed so that *vehicles* cannot be seen from the street level.

J. Sexually oriented business.

- 1. Zone districts permitted as a special land use: *CMU Zone District*.
- 2. Approving authority: *Planning Commission*.
- 3. Standards.
 - a. The basic special land use standards shall be met per Sections 39-4.03B and 39-12.08.
 - b. Chapter 40 of the Code of Ordinances shall be met.
 - c. *Signs* for a sexually oriented business shall comply with the requirements of Article 39-8, and no *sign* shall contain any words, lettering, photographs, silhouettes, drawings or pictorial representations of a sexually explicit manner.
 - d. Location. The proposed use is not located or operated within 500 feet of a *religious institution*; public or private nursery school, preschool, kindergarten, elementary or secondary school, public park, licensed child-care center, entertainment business oriented toward children or family entertainment, the boundary of any *residential zone district* or a *residential* use not located within a *residential zone district*. The proposed use shall not be located within 1,000 feet of another sexually oriented business. The following shall be met:
 - 1) The separation distance between a sexually oriented business and a use listed in Section 39-4.04J3d shall be measured from the sexually oriented business structure to the *property line* of the other use. The separation distance between two sexually oriented businesses shall be measured from *property line to property line*.
 - 2) An approved sexually oriented business shall not be designated a *nonconforming use* when determining location proximities.
 - 3) If any portion of the structure or property the sexually oriented business is located in fails to meet the separation distance requirements of this section, then the entire structure or property

11 Subdivision of Land	11
12 Processes/ Admin.	12
13 Non-conformities	13
14 Definitions	14
6 Landscaping/ Green Inf.	6
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10
1 Toolboxes	1
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5

shall be ineligible for a sexually oriented business use.

- 4) The distances listed above shall carry across municipal boundaries, such that *uses* or *zone districts* not within the boundaries of the City of Holland may restrict the location of sexually oriented businesses.

K. Vehicle repair.

- 1. Zone district permitted as a special land use: *NMU Zone District*.
- 2. Approving authority: *Planning Commission*.
- 3. Additional review processes: permitted in CMU, RMU, and I *Zone Districts*. In *GMU Zone District* on corridors per Section 39-4.02S.
- 4. Standards.
 - a. The *vehicle repair* use is existing.
 - b. The basic special land use standards are met per Sections 39-4.03B and 39-12.08.
 - c. Servicing and repair of *vehicles* shall only be permitted inside a fully enclosed building.
 - d. Outside storage or parking of disabled, wrecked, inoperable, or partially dismantled *vehicles* shall not be permitted outside of areas specifically designated on the *site plan*. *Outdoor storage* of damaged or inoperable vehicles shall be subject to all requirements for *outdoor storage* in Section 39-4.02J.
 - e. Overhead doors shall be clearly indicated on *building* elevations. All overhead doors shall be accessed by drive aisles that meet the dimensional standards of *UDO*.
 - f. *Vehicle sales* associated with repair facilities shall receive separate *zoning* approval from the City, and shall meet all applicable standards, including those in Section 39-4.04L.
 - g. All City, county, state, and federal regulations regarding the storage, transportation, and disposal of oil, gasoline, and other flammable liquids shall be met.

L. Vehicle sales.

- 1. Zone districts permitted as a special land use: *RMU Zone District*; *NMU Zone District* if there is an existing *vehicle sales* use.
- 2. Approving authority: *Planning Commission*.
- 3. Additional review processes: permitted in *CMU Zone District* per Section 39-4.02T.

11 Subdivision of Land	11
12 Processes/ Admin.	12
13 Non-conformities	13
14 Definitions	14
6 Landscaping/ Green Inf.	6
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10
1 Toolbox	1
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5

4. Standards.

- a. The basic *special land use* standards are met per Sections 39-4.03B and 39-12.08.
- b. If located in NMU, the *vehicle sales* use is existing.
- c. *Vehicle* display, parking, and circulation areas shall be paved with a durable surface, and include bumper guards, curbing, or another means approved by the *Planning Commission* that separates paved areas from landscaped and lawn areas.
- d. Outdoor display areas shall be located a minimum of 10 feet from all *property lines*. Display spaces shall be clearly delineated on the *site plan*. All display *vehicles* shall be parked in display spaces. Display cars shall not be parked in required *parking spaces*.
- e. *Vehicle repair* facilities associated with *vehicle sales* facilities shall receive separate *zoning* approval from the City, and shall meet all applicable standards, including those in Section 39-4.04L.
- f. A *permanent structure* of a minimum of 500 square feet shall be provided on the lot to serve as *offices* and rest rooms for the *vehicle sales* use.

M. Wireless communication facilities.

- 1. Zone districts permitted as a special land use: CMU, I, and OS Zone Districts when a new structure is 40 feet or greater in *height*.
- 2. Approving authority: *Planning Commission*.
- 3. Additional review processes.
 - a. Permitted in all *zone districts* when mounted on an existing *structure* per Section 39-4.02X.
 - b. Permitted in CMU, RMU, GMU, I, OS, PUD, and F *Zone Districts* when the new *structure* is less than 40 feet in height. Small cell wireless facilities on private property per Section 39-4.02X, and small cell wireless facilities on public property per Chapter 7 are permitted.
- 4. Standards.
 - a. The basic special land use standards are met per Sections 39-4.03B and Section 39-12.08.
 - b. Documentation shall be submitted showing that the facility is in compliance with all applicable FCC regulations regarding radio frequency emissions and that the facility will not cause interference with any nearby existing wireless communications facilities.
 - c. If a new *structure* is to be constructed for the facility, it shall meet the

11 Subdivision of Land	11
12 Processes/ Admin.	12
13 Non-conformities	13
14 Definitions	14
6 Landscaping/ Green Inf.	6
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10
1 Toolboxes	1
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5

following standards:

- 1) *Lighting* on the *structure* shall be prohibited unless required by the Federal Aviation Administration (FAA).
- 2) The *structure* shall be a monopole design. Guyed and lattice *structures* are prohibited.
- 3) No *signage* shall be placed upon the *structure*.
- d. The *structure* shall be the shortest possible *height* required to provide the service desired. The *applicant* shall submit coverage and/or capacity information, including propagation maps and other information requested by the City, to demonstrate the needed service improvement and why the requested *height* is necessary. The City may request further information, including propagation maps, demonstrating the service at lower heights, in order to determine whether the requested *height* is necessary.
- e. Any *structure* proposed to be constructed higher than 200 feet in *height*, anywhere within the City, shall require the approval of the West Michigan Airport Authority, or its designated staff member, as part of the required *site plan* approval.
- f. Time limit under state law. Review under this section shall be completed within the time limits imposed by MCLA 460.1317(2). The Zoning Administrator shall determine when the application is complete under MCLA 460.1317.

11 Subdivision of Land	12 Processes/ Admin.	13 Non-conformities	14 Definitions
6 Landscaping/ Green Inf.	7 Lighting	8 Signage	9 General Standards
1 Toolbox	2 Zone Districts	3 Form Based Code	4 Add'l Use Standards
			10 Streets/ Sidewalks/ Driveways
			5 Site Design Review Standards

ARTICLE 39-5
Site Design Review Standards

11 Subdivision of Land	12 Processes/ Admin.	13 Non-conformities	14 Definitions
6 Landscaping/ Green Inf.	7 Lighting	8 Signage	9 General Standards
1 Toolbox	2 Zone Districts	3 Form Based Code	4 Add'l Use Standards
			10 Streets/ Sidewalks/ Driveways
			5 Site Design Review Standards

Sec. 39-5.01. Intent. [7-21-2021 by Ord. No. 1796]

- A. The intent of this article is to summarize site design requirements for *development* requiring *site plan* approval and to be a point of reference for staff and *Planning Commission* while conducting site plan reviews and preparing reports.
- B. The standards of this article are generally summaries of detailed requirements located in other *UDO* articles or in other ordinances, codes, and policies. Section 39-5.11 and Section 39-5.12 provide those detailed requirements in this article.
- C. In the event that there is a conflict between this article and the referenced *UDO* articles or in other ordinances, codes, and policies, the other *UDO* articles or other ordinances, codes, and policies shall govern.
- D. The following standards are included and referenced in this article:
 - 1. Section 39-5.02, Utility services [reference to Holland Board of Public Works (HBPW) Terms of Service].
 - 2. Section 39-5.03, Stormwater management (reference to *UDO* Article 39-6 and Chapter 29).
 - 3. Section 39-5.04, Landscaping (reference to *UDO* Article 39-6).
 - 4. Section 39-5.05, Traffic circulation, driveways, streets, and sidewalks (reference to *UDO* Article 39-10).
 - 5. Section 39-5.06, Fire access (reference to International Fire Code).
 - 6. Section 39-5.07, Lighting (reference to *UDO* Article 39-7).
 - 7. Section 39-5.08, Parking, loading, and unloading (reference to *UDO* Article 39-9).
 - 8. Section 39-5.09, Bicycle parking (reference to *UDO* Article 39-9).
 - 9. Section 39-5.10 Signage (reference to *UDO* Article 39-8).
 - 10. Section 39-5.11, Building materials and environmental quality (full standards).
 - 11. Section 39-5.12, Dumpsters and waste disposal (full standards).

Sec. 39-5.02. HBPW utility services. [7-21-2021 by Ord. No. 1796]

All *buildings* shall be served by public water, sanitary sewer, and electric *utilities* and may be eligible for communication services. Nondomestic *buildings* may be required to meet pollution control requirements. These are all managed by the Holland Board of Public Works (HBPW). *Developments* shall not overburden public facilities or *utilities* as determined by the City or HBPW. All *utilities* shall be designed, planned, and installed per the City of Holland and HBPW requirements following the most current Holland Board of Public Works' Terms of Service found at: <https://hollandbpq.com/en/customer-service/terms-of-service>.

11 Subdivision of Land	11
6 Landscaping/ Green Inf.	6
2 Zone Districts	2
12 Processes/ Admin.	12
7 Lighting	7
3 Form Based Code	3
8 Signage	8
13 Non-conformities	13
9 General Standards	9
4 Add'l Use Standards	4
14 Definitions	14
10 Streets/ Sidewalks/ Driveways	10
5 Site Design Review Standards	5

A. Water and wastewater.

1. New taps on existing public water and sewer mains shall be performed to meet HBPW specifications.
2. Documentation of backflow prevention shall be submitted with application, if applicable.
3. Assessments, frontage, trunkage, and meter fees shall be paid prior to the issuance of a certificate of occupancy.
4. The *property owner* shall be responsible for a connection from the *building* to the public sewer connection and shall meet HBPW and State Plumbing Code requirements.
5. All sanitary sewer system *uses* shall meet the requirements outlined in the Holland Sewer Use Ordinance, Chapter 29 of the City of Holland Code of Ordinances.
6. Private fire service mains that supply hydrants shall be a minimum of six inches in diameter.
7. Utility easements, if required, shall be granted and fully executed prior to service.

B. Pollution control.

1. Nondomestic customer requirements for new construction, additions, or renovations.
 - a. A monitoring manhole is required for all nondomestic customers. It shall be installed on the *owner's property*. All wastewater shall pass through the manhole before connecting to the main sewer. Only one connection to the main sewer will be permitted for each *building*.
 - b. In the case of additions or *renovations* to an existing *building*, all new sewer lines shall tie into existing sewer lines a minimum of 10 feet before the monitoring manhole to ensure proper wastewater sampling.
 - c. Monitoring manholes shall meet HBPW accessibility requirements, and the monitoring manhole's design requires approval by HBPW prior to installation.
 - d. Any food service facility shall be required to discharge all wastewater (with the exception of dishwasher and sanitary wastewater) through a minimum 1,000-gallon, three-chamber interceptor to help capture all fats, oil, and grease before wastewater discharges to a sanitary sewer. Interceptor design requires approval by HBPW prior to installation.
 - e. Any *building* with the potential to discharge petroleum-based oil to the sanitary sewer system is required to install a minimum 1,000-gallon,

11 Subdivision of Land	11
12 Processes/ Admin.	12
13 Non-conformities	13
14 Definitions	14
6 Landscaping/ Green Inf.	6
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10
1 Toolbox	1
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5

three-chamber oil interceptor. Interceptor design requires approval by HBPW prior to installation.

- f. Discharge of uncontaminated process water, stormwater, uncontaminated cooling water, surface water, groundwater, roof runoff, or subsurface drainage to the sanitary sewer system is prohibited.
- g. The *applicant* shall provide a written request to the HBPW Pollution Control Division to be considered for any waiver to the requirements listed above.

C. Electric.

- 1. Undergrounding of all electric services to new *buildings* and *redevelopments* of existing *buildings* shall be required unless otherwise waived by the Holland Board of Public Works (HBPW).
- 2. Utility easements shall be granted and fully executed prior to energization of electrical service.
- 3. Unobstructed access to equipment. The *applicant* shall show on the site plan and place equipment in a manner to provide unobstructed access to HBPW.
- 4. *Clear vision*. Equipment shall not interfere with vision or traffic circulation.

D. Communication services.

- 1. Communication services shall include broadband, telecom, and cable.
- 2. All new communication services shall be installed underground.
- 3. The *applicant* shall provide *building* penetration for all planned communication service conduits.
- 4. Cabling guidelines and best practices to consider when designing new *buildings* are located at: <https://www.hollandbpw.com/en/cablingguidelines>.
- 5. Utility easements, if required, shall be granted and fully executed prior to service.

Sec. 39-5.03. Stormwater management (Article 39-6). [7-21-2021 by Ord. No. 1796]

A. Stormwater permit. In addition to *site plan* approval, a stormwater permit shall be obtained from the City Engineer prior to *building* permit issuance. The stormwater permit application is available on the Transportation Services Department website or by calling the Department. See Chapter 29, Article VI, of the Code of Ordinances for additional stormwater regulations. **[Amended 2-2-2022 by Ord. No. 1812]**

B. Items required to obtain a stormwater permit.

- 1. *Site plans* showing all existing and proposed stormwater improvements for the

11 Subdivision of Land	12 Processes/ Admin.	13 Non-conformities	14 Definitions
6 Landscaping/ Green Inf.	7 Lighting	9 General Standards	10 Streets/ Sidewalks/ Driveways
1 Toolbox	2 Zone Districts	3 Form Based Code	4 Add'l Use Standards
5 Site Design Review Standards			

- site*. The location and size of all existing and proposed surface and subsurface stormwater facilities shall be provided.
2. Stormwater calculations shall be provided to demonstrate compliance with the three primary requirements of the City's Stormwater Ordinance, listed below. Reference Chapter 29 of the City Code of Ordinances.
 - a. Flood protection.
 - b. Channel protection.
 - c. Water quality.
 3. Grading plan showing existing and proposed topography of the *site*.
 - a. *Properties* less than or equal to one acre shall have one-foot contour intervals.
 - b. *Properties* greater than one acre shall have two-foot contour intervals.
 4. Plan showing stormwater flow paths for the ten-year storm event and a storm event that exceeds the 100-year storm event.
 5. Additional items as required by the City Engineer.
- C. Basic stormwater standards.
1. *Site plans* shall comply with the City's Stormwater Ordinance (Chapter 29) as well as the latest edition of the City's Stormwater Standards Manual.
 2. Tulip City Inter-County Drain Board approval shall be obtained when the *site* is located in the Tulip City Inter-County Drainage District.
- D. Structural green infrastructure.
1. Structural green infrastructure shall be used to meet the Stormwater Ordinance to the greatest extent practicable, in the opinion of the City Engineer and the *approving authority*. See Article 39-6 and Chapter 29 of the Code of Ordinances.
 2. A list of the structural green *infrastructure* best management practices (BMPs) to be used shall be provided in the required written project summary submitted with the *site plan* application.
- E. Retention and detention pond *amenities* shall be incorporated into the overall *site* design by designing them to provide *site amenities*. Specific *site* design elements shall be reviewed to determine if, in the opinion of the City Engineer and the *approving authority*, the proposed *amenity* and the location of the pond meets the intended benefit. See Article 39-6.

11 Subdivision of Land	11
12 Processes/ Admin.	12
13 Non-conformities	13
14 Definitions	14
6 Landscaping/ Green Inf.	6
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10
1 Toolbox	1
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5

Sec. 39-5.04. Landscaping (Article 39-6). [7-21-2021 by Ord. No. 1796]

- A. Street *trees* shall be provided every 30 feet within the *right-of-way* along all of the *site's* street frontages and along any new street. Existing street *trees* shall be clearly indicated on the required separate landscape plan. *Trees* may be placed further into the *site*, or *ornamental trees* may be used if overhead utilities or another obstruction is present, when approved by the *approving authority*. See Section 39-6.02C.
- B. Landscape islands are required in *parking lots* after every 20 *parking spaces* and shall include a minimum of one *tree* and a permitted *ground cover*. See Section 39-6.02D.
- C. Internal *parking lot landscaping* shall be provided at one square foot per 20 square feet of *parking* lot surface. See Section 39-6.02D and E.
- D. *Building perimeter landscaping* is required along all walls facing a street or *parking lot*. See Section 39-6.02F.
- E. A *landscaping* buffer is required to provide a buffer between residential and nonresidential uses. See Section 39-6.02I.

Sec. 39-5.05. Traffic circulation, driveways, streets, and sidewalks (Article 39-10). [7-21-2021 by Ord. No. 1796]

- A. Traffic circulation and driveways. Site design and construction shall reasonably protect residents and occupants of adjacent *properties* from traffic congestion.
 - 1. Unobstructed access. The *site plan* shall show either unobstructed frontage on a public street or shall show a public street, private street, or driveway to provide public access to the project *site*.
 - 2. Traffic study required if the proposed uses will generate more than 100 peak hour trips or more than 750 total daily trips. The traffic study shall be performed by a licensed professional traffic operations engineer (PTOE) and shall provide volume and crash data for the frontage streets and for adjacent streets. The City Engineer may request a full traffic study regardless of trip generation or may waive this requirement. Prior to the preparation of any required traffic study, a memorandum of understanding (MOU) must be developed by the applicant and approved by the City Engineer. The MOU will develop the expectations and requirements of the study to provide clear guidance to the preparer and to streamline the review by the City. **[Amended 12-1-2021 by Ord. No. 1805]**
 - 3. Access management via connections of *parking lots* and/or limitations on curb cuts is preferred and may be required.
 - 4. Alignment of driveways in specific places relative to other driveways or streets is preferred and may be required.
 - 5. Driveway lanes and widths shall be determined based on the anticipated trip data. The City Engineer may require additional or fewer lanes or decreases or increases to the driveway widths.

11 Subdivision of Land	11
12 Processes/ Admin.	12
13 Non-conformities	13
14 Definitions	14
6 Landscaping/ Green Inf.	6
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10
1 Toolbox	1
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5

- 6. Ingress and egress turns. Turns may be limited or prohibited by the City Engineer if corner clearance, sight distance, driving spacing, or another element is determined to be inadequate.
- 7. Turning radius drawings are required on a *site plan* for internal *site* circulation and driveways. Drawings may be required to show the turning radius at street intersections.

B. Streets.

- 1. Public streets may be required in site design. The *Planning Commission* and the City Engineer have the discretion to require the construction and dedication of public streets in accordance with City, state, and federal street standards.
- 2. Private streets may be permitted if they are constructed to public street standards for any use other than residential with one to four *dwelling units*.
- 3. Stub streets may be required at *property lines* for future street connections.
- 4. Dead-end streets shall only be permitted when determined by the *approving authority* that it is necessary due to a topographical or other physical *site* constraint.
- 5. Street improvements. On-site and adjacent street improvements, such as deceleration and acceleration lane provisions, center turn lanes, bypass lanes, traffic signals, curb radii requirements, *clear vision areas*, driveway throat widths, and driveway and street intersection slope requirements, may be required by the City Engineer or *approving authority*.
- 6. Corner vision clearance shall be determined as sufficient by the City Engineer.

C. Sidewalks.

- 1. Public sidewalks shall be required in the site design if not existing. The *Planning Commission* and the City Engineer have the discretion to require the construction and dedication of public sidewalks in accordance with City, state, and federal sidewalk standards.
- 2. Street frontage. Sidewalks shall be provided in the *right-of-way* of a *site's* street frontage or inward onto the site if necessary. A public access easement shall then be granted to the City of Holland when not in the *right-of-way*.
- 3. New streets. Sidewalks shall be provided on both sides of any new public or private street. The *approving authority* may determine that a sidewalk is only necessary on one side of the street.
- 4. Width. Sidewalks shall be a minimum of six feet wide (eight feet wide in the *F-CDT Zone District*).
- 5. Construction. Sidewalks shall be a minimum of four inches thick and shall be

11 Subdivision of Land	12 Processes/ Admin.	13 Non-conformities	14 Definitions
6 Landscaping/ Green Inf.	7 Lighting	8 Signage	9 General Standards
10 Streets/ Sidewalks/ Driveways	5 Site Design Review Standards	4 Add'l Use Standards	3 Form Based Code
2 Zone Districts	3 Form Based Code	4 Add'l Use Standards	5 Site Design Review Standards
1 Toolbox	2 Zone Districts	3 Form Based Code	4 Add'l Use Standards

poured using Michigan Department of Transportation (MDOT) standards with a limestone mix concrete.

6. Sidewalks crossing driveways shall be six inches thick and shall be poured separately from the driveway approach.
7. Installation of sidewalks shall be by a concrete/sidewalk contractor.
8. Slope elevation. Sidewalks shall be set at an elevation above the adjacent curb head and sloped to a maximum of 2%.
9. ADA standards shall be complied with for all sidewalks.
10. Pedestrian access. Sidewalks shall extend into *parking lots* with a marked pedestrian access strip leading to the *building* entrance, and shall be designated on a *site plan*. See image below.



D. Nonmotorized paths/bicycle facilities.

1. Public pathways and bicycle facilities may be required in the *site* design. The *Planning Commission* and the City Engineer have the discretion to require the construction and dedication of these facilities in accordance with City, state, and federal nonmotorized standards.
2. Two-way, off-street nonmotorized pathways are encouraged alongside the required sidewalk, throughout a *site*, and to make connections to adjacent *sites* and may be required as part of the City's nonmotorized transportation plan.
3. Bicycle parking shall be required as indicated in Article 39-2, Section 39-5.09, and in Section 39-9.03.

Sec. 39-5.06. Fire access. [7-21-2021 by Ord. No. 1796; amended 10-20-2021 by Ord. No. 1804; 2-2-2022 by Ord. No. 1812]

- A. International Fire Code. See Chapter 11 of the Code of Ordinances for additional regulations.
- B. Emergency services. The design and construction of *developments* shall reasonably protect the ease and routine of emergency services into and out of the *site*. The Fire Marshal may require *site* design elements to ensure this requirement is met.
- C. Fire apparatus access roads are required on every *site* and shall meet the following

11 Subdivision of Land	12 Processes/ Admin.	13 Non-conformities	14 Definitions
6 Landscaping/ Green Inf.	7 Lighting	9 General Standards	10 Streets/ Sidewalks/ Driveways
1 Toolbox	2 Zone Districts	3 Form Based Code	4 Add'l Use Standards
5 Site Design Review Standards			

requirements:

1. Shall be 26 feet wide minimum, exclusive of shoulders (IFC Appendix D.105.2).
2. Shall have a thirteen-foot six-inch minimum overhead clearance, or a fourteen-foot minimum overhead clearance if access is provided by a public road;
3. Shall extend to within 150 feet of all portions of the exterior of the *building*. The distance may be increased if the Fire Marshal finds that:
 - a. The *building* is equipped throughout with an automatic inside sprinkler system.
 - b. The *building* has fewer than two Group R3 or Group U occupancies.
 - c. Topography or *grades* do not permit it.
4. If the access road is longer than 150 feet, a turnaround area shall be provided and approved by the Fire Marshal. Turning radius and approach angles are specified in the International Fire Code and are subject to Fire Department apparatus specifications.
5. Gates for access roads shall be a minimum 20 feet in width, shall slide or swing, and shall meet all requirements of IFC Appendix D.103.5.
6. Construction materials for access roads shall be all-weather concrete or asphalt and designed and maintained to support the imposed loads of fire equipment.
7. Shall be signed as "Fire Access Road."
8. Aerial fire apparatus access roads are required when the vertical distance between the *grade* plane and the highest roof surface exceeds 30 feet. (IFC Appendix D.105).
 - a. One of the required access roads shall be located between 15 to 30 feet from the *building*.
 - b. Positioned parallel to one entire side of the *building*.
 - c. Overhead utilities shall not be located over the aerial access road or between the aerial access road and the *building*.
9. If two fire apparatus access roads are required, they shall be placed a distance apart equal to or greater than one-half the length of the maximum overall diagonal dimension of the lot to be served, measured in a straight line between accesses (Appendix D.104.3). See Section 39-5.06D.

D. Fire Apparatus Access Roads Table (IFC Appendix D.104 and D.106).

11 Subdivision of Land	11
12 Processes/ Admin.	12
13 Non-conformities	13
14 Definitions	14
6 Landscaping/ Green Inf.	6
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10
1 Toolboxes	1
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5

Structure or Use Site	Requirement	If All Buildings Are Equipped With Automatic Sprinkler Systems
Structures greater than 30 feet or 3 stories in height	2 means of access per structure	Not applicable
Structures 62,000 to 124,000 gross square feet in area	2 fire access roads	1 fire access road
100 to 200 multifamily dwelling units	2 fire access roads	1 fire access road
Over 200 multifamily dwelling units	2 fire access roads	2 fire access roads
1 or 2 dwelling unit developments exceeding 30 units	2 fire access roads	1 fire access road

E. *Site plan* and construction shall include:

1. Fire access road locations and construction materials.
2. Security gates and fire flow requirement locations.
3. Lock box locations on any *structure* that has fire service features, such as alarms, suppression systems, elevators, or anything else deemed essential for immediate access.
4. Signage depicting fire service features on doors to rooms with Fire Department connections, riser standpipes, or other fire service features.
5. Commodity classification of items to be stored, if applicable, to determine sufficiency of proposed suppression system.
6. Hydrant placement shall comply with these requirements:
 - a. Minimum 400 feet from all portions of a nonsprinklered *building*, as measured by an unobstructed hose route around the *building*.
 - b. Minimum 600 feet from all portions of a sprinklered *building*, as measured by an unobstructed hose route around the *building*.

F. New address numbers shall meet the following requirements:

1. Legible and visible from the street.
2. Arabic numbers.
3. Four inches high with a minimum stroke width of 0.5 inch.
4. Contrasted with their background.

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

- 5. Located by the street and on the *building* for *buildings* more than 90 feet from the street and *buildings* not visible from the street.
- 6. See Chapter 32 of the Code of Ordinances for additional regulations.

Sec. 39-5.07. Exterior Lighting (Article 39-7). [7-21-2021 by Ord. No. 1796]

- A. A photometric *lighting* map and manufacturer *lighting* details are required if any exterior *lighting* is proposed.
- B. Maximum light levels and temperature.
 - 1. Five-tenths *footcandle* on any *property line* abutting a residential use with one to four *dwelling units*.
 - 2. Ten *footcandles* anywhere on a *site*.
 - 3. Four thousand degrees Kelvin on a CCT Scale.
- C. Nonresidential properties. Exterior *lighting* shall be reduced to only the level needed for security during nonbusiness hours.
- D. Light pole height: 20 feet maximum height if located within 200 feet of a residential use in the LDR, CNR, MDR, TNR, HDR, or MHR *Zone Districts*. Light *fixtures* in the Airport Overlay District shall comply with Section 39-2.20. For all other light *fixtures*, the maximum height shall be the maximum *building height* allowable in the *zone district*.
- E. Shielded. All exterior *lighting* shall be shielded to reduce *glare* and to deflect light away from all adjacent properties.
- F. Downward facing. All outdoor *lighting*, unless otherwise specified, shall be downward facing to reduce *glare* and shall be arranged to direct and deflect light away from adjacent *uses*.
- G. Decorative post-top lighting. A maximum of 18% of light may trespass above the ninety-degree angle.
- H. Safety. All streets, sidewalks, *parking lots*, and common areas or facilities shall be sufficiently illuminated to ensure the security of *property* and the safety of persons using such areas.
- I. Ground *lighting* is allowed, provided that it does not produce *glare* on adjacent *properties*.
- J. *Signs*. Exterior illumination of *signs* shall be directed downward not to interfere with the vision of persons on adjacent *properties* and streets. (See Article 39-8.)
- K. Maintained. Light *fixtures* shall be maintained not to constitute a hazard or nuisance.
- L. Protect. The design and construction of *developments* shall reasonably protect

1	Toolbox	11	Subdivision of Land
2	Zone Districts	12	Processes/ Admin.
3	Form Based Code	13	Non-conformities
4	Add'l Use Standards	14	Definitions
5	Site Design Review Standards	6	Landscaping/ Green Inf.
		7	Lighting
		8	Signage
		9	General Standards
		10	Streets/ Sidewalks/ Driveways

residents and occupants of adjacent *properties* from light *glare*.

Sec. 39-5.08. Parking, loading, and unloading (Articles 39-2 and 39-9, Section 39-6.02D). [7-21-2021 by Ord. No. 1796]

- A. Off-street parking, loading, and unloading shall meet the following requirements.
 - 1. Parking spaces required. See Article 39-2.
 - a. One space required per *dwelling unit* City-wide, except in F-NDT. See Section 39-2.23C.
 - b. For other *uses*, the number of spaces required is based on building square footage.
 - 2. Parking lot layout and internal/external landscaping. See Section 39-5.04B and C and Article 39-6.
 - 3. Parking lot and drive aisle design. See Article 39-9.
- B. *Shared parking* and cross access of *parking lots* is encouraged to meet the City's low-impact development goals and to reduce traffic.
- C. Parking space and drive aisle size minimums.
 - 1. Parking spaces: eight-foot width and 160 square feet.
 - 2. Drive aisles: twelve-foot width for one-way; twenty-four-foot width for two-way.
- D. Durable surfaces. All parking areas, including access lanes, driveways, *loading areas*, and other *vehicle* maneuvering areas, shall be a durable surface.
- E. Parking lot setbacks.
 - 1. Streets: 10 feet minimum from all street-fronting *property lines*.
 - 2. Side and rear property lines: 10 feet minimum. *Setback* may be reduced to five feet minimum if approved by the *approving authority* and a six-foot-high *fence* or approved vegetative *screening* is erected along the *property line*.
 - 3. *Setback* not required if adjacent uses are both nonresidential or there are shared driveways or aisles, not exceeding 30 feet in width, connecting two or more uses.
- F. Side yard parking in NMU and RMU Zone Districts and the following F subdistricts: NDT, EDT, WDT, RM, and WASH (28th Street to 31st Street). *Parking lots* located on the side of new *principal buildings* shall meet the following requirements to provide for a walkable character without large *parking lots* separating uses:
 - 1. Side parking shall only occur on one side of the *building*.

11 Subdivision of Land	12 Processes/ Admin.	13 Non-conformities	14 Definitions
6 Landscaping/ Green Inf.	7 Lighting	8 Signage	9 General Standards
10 Streets/ Sidewalks/ Driveways	3 Form Based Code	4 Add'l Use Standards	5 Site Design Review Standards
1 Toolbox	2 Zone Districts		

- 2. The side *parking lot* shall be a maximum width of 33 feet to accommodate a twenty-four-foot-wide, two-way aisle and one row of parking.
- G. Pedestrian circulation in *parking lots*. *Parking lots* shall accommodate direct and continuous pedestrian circulation, clearly divided from vehicular areas. Pedestrian crosswalks shall be provided and integrated into the pedestrian circulation network providing direct connections from sidewalks to the *building* entrance. See Section 39-5.05C.10.
- H. Loading and unloading. Loading spaces shall be made of a clearly defined *durable surface*, located to the rear or side of a *building*. Storage of materials shall not occur in the loading/unloading space. Shared loading spaces may be used if each business has unhindered access to the *loading area* and is within 300 feet of the area.

Sec. 39-5.09. Bicycle parking (Section 39-9.03). [7-21-2021 by Ord. No. 1796]

A. Applicability.

- 1. The following *site plan application types* shall trigger the bicycle parking requirements:
 - a. New *structure*.
 - b. *Structure* addition resulting in an increase in residential units by 20% or more.
 - c. *Structure* addition resulting in an increase of nonresidential *gross floor area* of 20% or more.
- 2. Exempt: multifamily *developments* where each attached *dwelling unit* is designated a private garage, carport, or *accessible* and secure storage space that is a minimum of 80 square feet in area.

B. Bicycle parking facility types.

- 1. Short-term. Bicycle racks shall be used for public bicycle *parking* and shall meet the following requirements.:
 - a. See *Bicycle Parking Space* Table, Section 39-9.03D.1.
 - b. Shall be located outdoors in well-lit areas within 100 feet of the nearest publicly *accessible building* entrance of the use it is intended to serve, and be clearly visible from the street.
 - c. Inverted "U" style racks or similar design. Racks shall be anchored to a durable surface, be a minimum three feet in height and two feet in length, be arranged in rows or alignment, and meet the other requirements in Section 39-9.03. Each space shall be a minimum of two feet wide by six feet long.
- 2. Long-term. Covered bicycle facilities shall be provided for employee and/or

11 Subdivision of Land	11
12 Processes/ Admin.	12
14 Definitions	14
6 Landscaping/ Green Inf.	6
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10
1 Toolboxes	1
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5

resident *parking*, and shall meet the following requirements.

- a. See *Bicycle Parking Space* Table in Section 39-9.03D.1.
- b. Reasonably shelter bicycles from the natural elements by locating them inside or under covered *structures*;
- c. Permanently be anchored to the ground or to a *structure*;
- d. The cover shall be a minimum eight feet above the surface it is attached to.
- e. May be located in the required *side or rear yard setbacks*, provided that the facility is a minimum of three feet from the *property line*; not permitted in the required *front yard setback*.

Sec. 39-5.10. Signage (Article 39-8). [7-21-2021 by Ord. No. 1796]

- A. *Site plans*. Placement of *freestanding signage* shall be included in the *site plan* and shall include a delineation of the *clear vision corner*.
- B. Planned unit *developments* (PUD) shall have professional *sign* specifications included with the application to be reviewed and approved by *Planning Commission*.
- C. *Sign permit*. All *signs* shall require a sign permit, in addition to *site plan* approval, from the *Zoning Administrator*. If located in the *form-based code* subdistricts CDT, NDT, EDT, WDT, or CENT, *signs* shall be reviewed by the Design Review Board (DRB) and shall require a permit from the Downtown Development Authority (DDA).

Sec. 39-5.11. Building materials and environmental quality. [7-21-2021 by Ord. No. 1796]

- A. Building materials.
 - 1. Specify building materials on the required elevation plan. Color renderings may be required by the *approving authority*.
 - 2. Design. All building materials shall be high-quality and shall complement adjacent existing *buildings*.
- B. Noise. All *developments* shall be designed and constructed to reasonably protect residents or occupants of adjacent *properties* from the emission and transmission of *noise*. Protection of residents living on-site from noise shall occur through submittal of a STraCAT Summary Report as specified below.

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

7. Editor's Note: Former Subsection A(1), Sheet metal prohibited, which immediately followed, was repealed 2-2-2022 by Ord. No. 1811. Ordinance No. 1811 also renumbered former Subsection A2 and 3 as Subsection A1 and 2, respectively.

- 1. A Sound Transmission Classification Assessment Tool (STraCAT) Summary is required for residential *uses* with five or more attached *dwelling units* to ensure *building* materials will sufficiently suppress external traffic noise. The *applicant* shall input the *building* material specifications as required by the tool and input the ambient *noise* level decibels as specified below. The *approving authority* may require a different decibel requirement and shall specify the decibel level for a planned unit *development* (PUD).
 - 2. Ambient noise levels. Ambient *noise* levels shall be inputted into the Federal Department of Housing and Urban *Development's* (HUD) STraCAT tool based on the location of the *property*. These decibel levels are provided in the Community and Neighborhood Services Department's most recent Ambient Noise Level Policy.
 - 3. Construction noises. The demolition, erection, alteration, or repair of any *structure*, and the excavation of streets shall follow the *Noise* Ordinance in Chapter 19 of the City's Code of Ordinances.
- C. Dust and air pollution. Dust and other types of air pollution that can be borne by the wind from the use shall be controlled through appropriate *landscaping*, sheltering, paving, wetting, collecting, or other means, and these means shall be identified on the *site plan*.
- D. Protect residents and adjacent properties. The design and construction of *developments* shall also reasonably protect residents or occupants of adjacent *properties* from smoke, dirt, litter, odors, vibration, overcrowding of people, sanitation, glare, and heat off-site, and other similar considerations.
- E. Hazardous materials.
- 1. Storage. The *applicant* shall state any hazardous materials that will be stored on-site. Fire Department approval of the storage method is required.
 - 2. Hazardous materials and waste. The use, storage, handling, transport, discharge, and disposal of hazardous materials shall comply with applicable federal, state, and local laws.
 - 3. Chemical list. *Developments* where chemicals will be present shall provide a list of chemicals with their application.
 - 4. Odors. No use may emit odors of an intensity and character as to be detrimental to the public health, safety, and welfare.

Sec. 39-5.12. Dumpsters and waste disposal receptacles. [7-21-2021 by Ord. No. 1796]

11 Subdivision of Land	11
12 Processes/ Admin.	12
14 Definitions	14
1 Toolbox	1
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5
6 Landscaping/ Green Inf.	6
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10

- A. Required. Dumpsters or another means of waste disposal, approved by the *approving authority*, is required for any *development* requiring a *site plan* review.
- B. Enclosure. Refuse shall be enclosed within a high-quality, durable enclosure, using similar materials as used for the *principal building*. A permanent, six-foot minimum enclosure shall be on three sides of the dumpster. The fourth side of the enclosure shall be equipped with a gate the same height as the enclosure.
- C. Screening. Dumpsters shall be *screened* by landscaping from view of adjoining *properties* and public streets.
- D. Site location.
 - 1. From structures: 10 feet minimum from a *structure* unless a closer distance is approved by the Fire Marshal.
 - 2. Side or rear yard required setbacks. Dumpsters shall be permitted in the required *side or rear yard setbacks*. Dumpsters need not comply with the *setback* requirements for *accessory structures* in Section 39-9.05. They shall not be permitted in the required front or secondary street *setbacks*.
 - 3. Dumpsters shall not encroach into a required parking area and shall be clearly *accessible* to servicing *vehicles*.
- E. Concrete pad. Dumpsters shall be located on a concrete pad extending a minimum of 10 feet in front of the dumpster enclosure.
- F. Additional. Any internal refuse shall be wheeled out to the curb for pickup, and all waste disposal shall comply with the requirements of Chapter 27 of the City of Holland Code of Ordinances.



- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

ARTICLE 39-6
Landscaping and Green Infrastructure

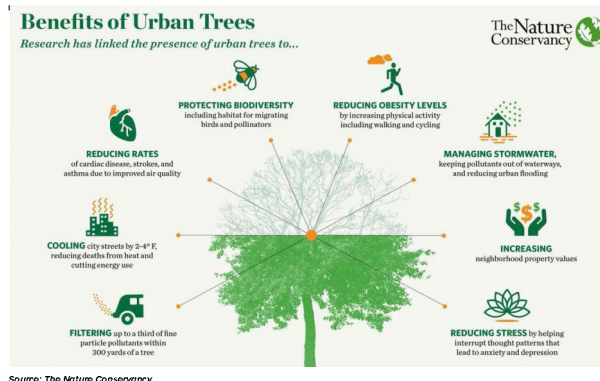
11 Subdivision of Land	12 Processes/ Admin.	13 Non-conformities	14 Definitions	
6 Landscaping/ Green Inf.	7 Lighting	8 Signage	9 General Standards	10 Streets/ Sidewalks/ Driveways
1 Toolbox	2 Zone Districts	3 Form Based Code	4 Add'l Use Standards	5 Site Design Review Standards

Sec. 39-6.01. Intent. [7-21-2021 by Ord. No. 1796]

A. The intent of this article is to ensure the long-term environmental sustainability of the City of Holland by applying standards that preserve and enhance the City's *tree* and *landscaping* coverage and enable *developments* to meet low-impact development (LID) goals by incorporating green infrastructure into *site* design. LID assists the City in reaching its goals to decrease flooding events, erosion, and pollutants entering the waterways, and to protect groundwater and surface water quality by infiltrating, filtering, storing, and detaining stormwater runoff close to its source. These investments yield multiple benefits toward *building* City resilience, as indicated in detail below.

B. Benefits of low-impact development (LID) standards.

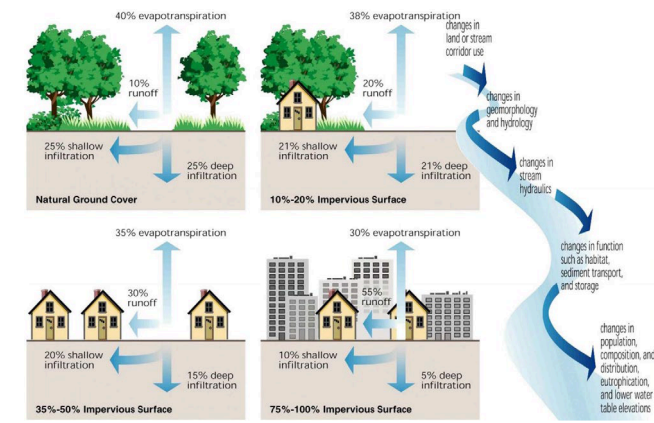
1. Preserve, protect, and enhance the City's urban tree canopy. One of the City's sustainability and resiliency goals is to preserve, protect, and enhance the City of Holland's urban *tree canopy*. This provides numerous natural benefits for air and water quality, prevents the urban heat island effect, reduces harmful UV radiation, lowers heating and cooling costs, mitigates soil erosion and stream pollution, and ensures long-term environmental sustainability, since planting *trees* remains one of the cheapest and most effective means of drawing excess CO2 from the atmosphere.



2. Promote surface infiltration. LID is achieved through site design that promotes surface water infiltration when impervious surfaces (buildings, parking lots, etc.) are clustered to preserve undeveloped, landscaped, or tree-covered pervious surfaces (natural green infrastructure), and when site design includes a balanced mixture of pervious and impervious surfaces, combined with structural green infrastructure. Both allow stormwater to enter into the ground (infiltrate) and into conventional infrastructure pipes and waterways more slowly, which reduces the threat of local flooding and the amount of pollution that reaches waterways.

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

Surface Infiltration Process



Source: FISRWG (10/1998). Stream Corridor Restoration: Principles, Processes, and Practices

3. Minimize erosion. In urban areas, increased volume and velocity of stormwater runoff causes erosion of both the land surface and the streambank. As erosion occurs, the path of the waterway changes and is more likely to intrude onto private *properties*, destabilize the land, and affect the roots of *trees*, making them unable to provide their full benefits.

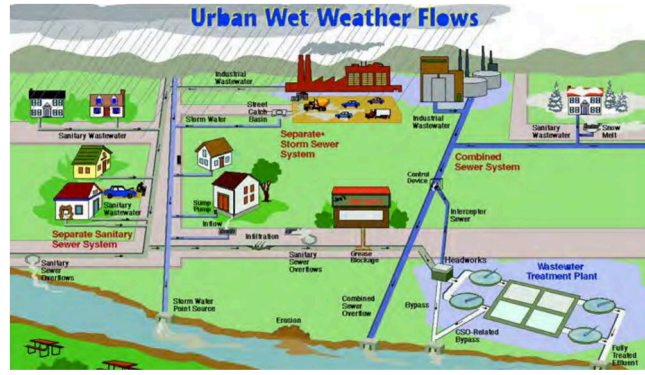
Local Erosion Example



Tulip Intercountry Drain, Holland, MI
Source: Macatawa Area Coordinating Council (MAAC)

4. Decrease pollutants. Increased *impervious surface* area does not allow rain and snowmelt to soak into the ground. This leads to excess stormwater runoff that washes pollutants off of *impervious surfaces* and carries them into the City's lakes and streams as shown in the image titled "Urban Wet Weather Flows." Pollutants from urban runoff include oil, grease, and toxic chemicals from motor *vehicles*, pesticides from lawns, viruses and bacteria from pet waste, road salts, heavy metals from roof shingles and motor *vehicles*, and thermal pollution from *impervious surfaces*. These pollutants can harm fish and wildlife populations, kill native vegetation, foul drinking water, and make recreational areas unsafe and unpleasant. (EPA. <https://www.epa.gov/nps/nonpoint-source-urban-areas>)

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards



Source: United States Environmental Protection Agency

5. Decrease flooding. In a one-inch rainstorm, about 4,000 gallons of water falls on a typical residential lot in the City of Holland, which is enough to fill a swimming pool. In most *development designs*, about two-thirds of that water flows directly to storm drains.

Local Flooding Example



Homes along Lake Macatawa, 2020
Source: WOOD-TV

6. Additional LID benefits.
 - a. Increase *property* values.
 - b. Increase *retail* sales.
 - c. Energy savings.
 - d. Reduce infrastructure costs.
 - e. Reduce costs associated with flooding.
 - f. Reduce water bills.
 - g. Protect biodiversity.
 - h. Increase mental health and worker productivity.
 - i. Reduce crime.
- C. Site design to achieve LID goals. To ensure LID goals are met, the following standards are required, which shall be further specified in this article:
 1. Landscape requirements.
 2. *Impervious surface* maximums for certain *zone districts*.

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

3. Green infrastructure requirements.

Traditional Parking Lot Design



Source: Kent County Drain Commissioner

Traditional "Big Box" Site Layout



Source: Kent County Drain Commissioner

Preferred: LID Parking Lot Design



Source: Kent County Drain Commissioner

Preferred: Equivalent LID Site Layout



Source: Kent County Drain Commissioner

Sec. 39-6.02. Landscape requirements (Sections 39-5.04, 39-5.08).⁸ [7-21-2021 by Ord. No. 1796]

A. Applicability. The following *developments* shall comply with the *landscape* requirements in this article:

1. New construction on any *property* requiring *site plan* approval.
2. *Building* additions on any *property* requiring *site plan* approval.
3. New *parking lots* or reconfigurations of *parking lots*, deemed significant enough by the *approving authority*, and requiring *site plan* approval.
4. Street construction or reconstruction.
5. Residential dwellings with one to four units shall only be subject to the street *tree* requirements of Section 39-6.02C. The *Zoning Administrator* and *City Engineer* may waive this requirement if deemed unnecessary.

B. Landscape Requirements Table. The table below summarizes the *landscape* requirements, which are further specified in Section 39-6.02C through G. An *Airport Zone District* is exempt from these requirements.

Landscape Type	Requirements
Trees along street frontage	1 tree per 30 feet
Parking lot interior	1 square foot of landscaping per 20 square feet of pavement

8. Editor's Note: The title of this section was amended 2-2-2022 by Ord. No. 1812.

- 11 Subdivision of Land
- 6 Landscaping/ Green Inf.
- 11 Toolbox
- 2 Zone Districts
- 12 Processes/ Admin.
- 7 Lighting
- 3 Form Based Code
- 8 Signage
- 13 Non-conformities
- 9 General Standards
- 4 Add'l Use Standards
- 14 Definitions
- 10 Streets/ Sidewalks/ Driveways
- 5 Site Design Review Standards

Landscaping Type	Requirements
Parking lot islands	1 island with a tree per 20 spaces Parking lots under 20 spaces exempt Waiver may be permitted per Section 39-6.02D2e
Parking lot perimeter	1 square foot of landscaping per 20 square feet of pavement
Building perimeter	Along all walls visible from a street or parking lot, required for buildings with a front setback greater than 2 feet
Residential buffer	Required when property is adjacent to a residential zone district
Green infrastructure	Site design meeting the requirements of Sections 39-6.06 through 39-6.08

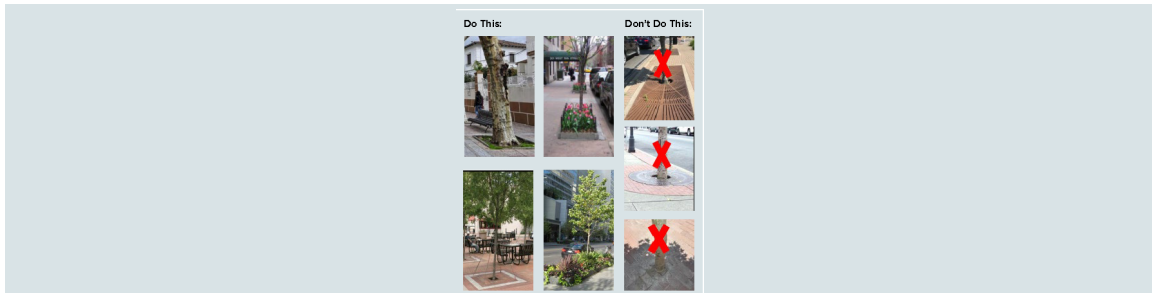
C. Street trees along the right-of-way.

1. Requirements.

- a. One street tree per 30 linear feet measured at the center of each tree.
- b. Minimum 2.5 *caliper* in size as measured at 4.5 feet above *grade*.
- c. Existing street trees may be counted towards street *tree* requirements when stated and shown on the *site plan*.
- d. Street *trees* shall be planted in the *right-of-way* between the *property line* and the street unless the *applicant* states why this is not practical and shows an alternative on the *site plan*. The alternative shall be to either locate the *trees* a maximum of 10 feet from the *right-of-way* line or allow the planting of *ornamental trees* depending on the described rationale. The alternative will be reviewed and may be approved by the *approving authority*.
- e. Urban streets or when planting *trees* into concrete or brick, the following requirements shall be followed:
 - 1) Street *trees* shall be planted in accordance with MISS DIG and avoid impacts with existing utilities.
 - 2) Street *trees* planted in the public *right-of-way* become the *property* of the City of Holland.
 - 3) Streets *trees* shall be planted so as not to damage brick pavers and not to interfere with snowmelt systems.
 - 4) Street *trees* shall be irrigated with drip irrigation bubbles.

- 11 Subdivision of Land
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

- 5) Street *trees* shall be planted in raised beds or in frames, as shown in the graphic.



Street Tree Types:

- Columnar if close to buildings
- Maple if able to grow out for a tree canopy
- Ornamental trees where approved
- Do not use locust trees in brick pavers

2. Species. Species shall be approved if they, in the opinion of the *approving authority*, meet these standards:
 - a. Are not listed in Section 39-6.02G.3.
 - b. Are generally resistant to salt, insects, diseases, damage, and drought.
 - c. Provide adequate shade and aesthetics.
 - d. Are not anticipated to damage street, nonmotorized, or utility infrastructure with their root or branch systems.

D. Interior *parking lot* and *parking lot* islands shall meet the following requirements:

1. One square foot of interior *parking lot landscaping* is required per 20 square feet of *parking lot* pavement.
2. *Parking lot* islands are required every 20 *parking spaces* minimum and shall meet the following requirements:



Source: Macatawa Area Coordinating Council
Parking Lot Island Rain Garden, 16th Street

- a. Two hundred fifty square feet in size minimum;
- b. Include a minimum of one *tree* each; and
- c. Include additional *landscaping*, an approved *ground cover*, and/or structural green infrastructure. See Sections 39-6.06 through 39-6.08.
- d. Width minimums.
 - 1) No pedestrian pathway: seven feet.

- 11 Subdivision of Land
- 6 Landscaping/ Green Inf.
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 10 Streets/ Sidewalks/ Driveways
- 5 Site Design Review Standards
- 9 General Standards
- 4 Add'l Use Standards
- 8 Signage
- 7 Lighting
- 3 Form Based Code
- 2 Zone Districts
- 2 Toolbox

- 2) Pedestrian pathway: 11 feet. The pathway shall be a minimum five feet wide, with a minimum of three feet of *landscaping* on each side of the pathway.
 - e. Waiver. A waiver may be approved by the *approving authority* to reduce the amount of *parking lot* islands required if the proposed interior *parking lot landscaping* still meets the intent of this section.
 - f. Curbs. *Parking lot* islands shall have curbs, unless the island is designed as a vegetated swale, in which case curbs may be eliminated or inlets may be constructed within the curb to allow for stormwater flow. Vegetated swale design shall be approved by the City Engineer.
- E. *Parking lot* perimeter *landscaping* shall meet the following requirements:
- 1. One square foot of perimeter *parking lot landscaping* is required per 20 square feet of *parking lot* pavement;
 - 2. Shall be planted surrounding *parking lots* and consist of a mixture of *landscaping* and permitted ground cover types; and
 - 3. Street *trees* shall count towards both street *tree* and *parking lot* perimeter requirements.
- F. *Building* perimeter *landscaping* shall meet the following requirements:
- 1. Shall be planted along building walls visible from a public street or from a *parking lot*.
 - 2. Shall consist of a mixture of *landscaping* and approved *ground cover* types.
 - 3. Plantings shall be in the *building setback* when the *building* has a *setback* of two feet or greater. Plantings may be in an above ground planter when the *building* is *setback* between two feet and six feet from the street fronting *property line*.
 - 4. Waiver. The *approving authority* may waive these requirements if determined the design, use, or context of the *property* does not necessitate any or all *building* perimeter *landscaping*.
- G. Trees and ground cover type requirements.
- 1. Minimum size at planting.

Plant Material	Minimum Plant Size	Where Measured
Canopy/shade trees	2.5-inch caliper	4.5 feet above grade
Ornamental trees	2.0-inch caliper	4.5 feet above grade
Evergreen trees	5 feet in height	Highest point, including leaves or flowers

- 11 Subdivision of Land
- 6 Landscaping/ Green Inf.
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 1 Toolbox
- 2 Zone Districts
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

Plant Material	Minimum Plant Size	Where Measured
Shrubs	3 feet in height	Highest point, including leaves or flowers

2. Ground cover types and requirements.
 - a. Native vegetation. These are listed in the Michigan State University Native Plants and Ecosystem Services Southern Lower Peninsula Regional Plant List, or those species that occurred within nearby municipal boundaries prior to European settlement, according to available historical and scientific evidence. These species shall not require pesticide and herbicide applications, in order to eliminate toxicity to local wildlife and aquatic habitats.

Native Plants



Source: Rethinking the American Lawn, Ottawa Country Planning and Performance Improvement

- b. Xeriscape: landscape that reduces or eliminates the need for irrigation. Xeriscape plants range from succulents to leafy, flowering *trees*.
 - c. Rain garden plantings: no additional requirements.
 - d. Perennial and annual flowers: no additional requirements.
 - e. Mulch. One *shrub* per 50 square feet shall be planted on *parking lot* islands in addition to a *tree*. Ten percent of a *parking lot* island shall be a *mulch* planting bed with flowers or flowering *shrubs*. Turf *grass* shall only supplement other *ground cover* types to provide a multispecies landscape to increase biodiversity.
 - f. Rocks and stones are not permitted as a primary *ground cover* and may only be used in *building* perimeter maintenance strips and in limited situations where mulching may otherwise be problematic with storm drainage plans, as approved by the *approving authority*.
3. Prohibited species are invasive species artificially introduced to West Michigan, are nonnative, and are capable of out-competing and displacing native vegetation. Any species on the Michigan Department of Natural Resources list of invasive species shall be prohibited, in addition to those listed on the following table. Existing prohibited species shall be identified on a *site plan* and shall not count towards *landscape* requirements.

- 11 Subdivision of Land
- 6 Landscaping/ Green Inf.
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 1 Toolbox
- 2 Zone Districts
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

Common Name	Botanical Name
Amur maple	Acer Ginnala
Autumn olive	Elaeagnus Umbellata
Black locust	Robinia Spp.
Box elder	Acer Negundo
Common buckthorn	Rhamnus Cathartica
Common reed	Phragmites australis
Flowering rush	Butomus umbellatus
Garlic mustard	Alliaria petiolata
Giant knotweed	Polygonum sahalinensis (Fallopia sachalinensis)
Glossy buckthorn	Rhamnus Frangula
Japanese barberry	Berberis Thunbergii
Japanese knotweed	Fallopia japonica
Lombardy poplar	Populus nigra var. italica
Multiflora rose	Rosa Multiflora
Purple loosestrife	Lythrum salicaria
Russian olive	Elaeagnus Angustifolia
Spotted knapweed	Centaurea Biebersteinii
Tree of heaven	Ailanthus Altissima
White mulberry	Morus alba

H. Tree replacement requirements.

1. Applicability. Lots half an acre in size or greater, where five or more *trees* are proposed to be removed. These *trees* include:
 - a. *Deciduous trees* over six inches in *diameter at breast height (DBH)*.
 - b. *Coniferous trees* over 10 feet in height.
 - c. *Healthy and noninvasive trees*.
2. Definition of "removed tree": The destruction, relocation, or cutting of a *tree* so that no portion larger than a stump remains intact on the *site*, or the mutilation of a *tree* to the point of near certain death.
3. Replacement requirements. *Trees* shall either be replaced on-site at a ratio of one replacement *tree* per five removed *trees*, or a payment in lieu of *trees* shall be made per the requirements of Section 39-6.02H.4. Replacement *trees* shall comply with the following:

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

- a. *Deciduous* replacement *trees* shall be a minimum three inches *DBH* at planting.
 - b. Coniferous replacement *trees* shall be a minimum 10 feet in height.
 - c. Prohibited species listed in Section 39-6.02G.3 shall not be used as replacement *trees*.
 - d. Replacement *trees* may be counted as required *trees* to meet other requirements of this section.
 - e. Replacement *trees* shall be indicated on the site plan and planted in locations that, in the opinion of the *approving authority*, would have the greatest impact on reducing urban heat islands to make the City more resilient.
4. Payment in lieu of *trees*. In lieu of planting *trees* on *site*, the *applicant* may pay a replacement fee per *tree* to the City of Holland to plant *trees* elsewhere within the City per the City's *Tree Replacement Policy*. The fee shall be \$300 per tree.
 5. Professional tree survey. To verify the *trees* that shall be replaced, the *applicant* shall submit a professional tree survey performed by a licensed arborist, specifying which *trees* meet and do not meet the applicability requirements of Section 39-6.02H.1. The *applicant* shall then only be required to replace or provide a payment in lieu of *trees* for those specified.
 6. No professional tree survey. The applicant shall either replace or provide a payment-in-lieu-of-trees per the standards in Section 39-6.02H.3 for all *trees*, regardless of if they meet the applicability requirements in Section 39-6.02H.1. The number of *trees* proposed for replacement shall be approved by the *approving authority*.
 7. Exempt activities.
 - a. Tree trimming and other routine maintenance that does not result in the destruction, mutilation, relocation, or cutting of a *tree* leaving more than a stump intact.
 - b. Emergency removal or trimming of *trees* made necessary by a natural disaster, where the removal of the *tree* would prevent injury or damage to persons or *property*.
 - c. *Trees* removed or trimmed by *public utilities*, public agencies, or when located in seasonal *tree* farms.
- I. Residential buffers are required when the *property* is located directly adjacent to a residential *zone district*.
 1. Buffering shall be required along all *property lines* separating a multifamily, nonresidential use, or a mixed-use *development* and a residential *zone district*.

11 Subdivision of Land	6 Landscaping/ Green Inf.
12 Processes/ Admin.	7 Lighting
13 Non-conformities	8 Signage
14 Definitions	9 General Standards
	10 Streets/ Sidewalks/ Driveways
	11 Subdivision of Land
	12 Processes/ Admin.
	13 Non-conformities
	14 Definitions
	15 Site Design Review Standards
	16 Add'l Use Standards
	17 Form Based Code
	18 Zone Districts
	19 Toolbox

This requirement shall also apply if the *development* is located in a residential *zone district*.

2. Buffering options.
 - a. Wall.
 - 1) Minimum six feet in height.
 - 2) Solid or opaque and constructed from one of the following materials: masonry, brick, vinyl, or wood.
 - b. Berm.
 - 1) *Berm* slopes shall not exceed a 4:1 horizontal to vertical ratio, with a top width of at least 1/2 the berm height, and a maximum height of three feet above the base of the *berm*.
 - 2) *Berm* slopes shall be stabilized with an approved *ground cover* type and be located outside of *clear vision areas*.
 - c. *Evergreen screen*.
 - 1) An *evergreen screen* shall consist of a row of *evergreen trees*, forming a complete *screen* as viewed from the adjacent residential property.
 - 2) *Evergreens* shall be a minimum five feet in height at the time of planting.
 - d. Landscape buffer area.
 - 1) Size: shall be a minimum 20 feet wide and shall extend along the entire *property line*.
 - 2) Trees: shall include a minimum of one *tree* per 500 square feet of landscape area. If the landscape buffer area is less than 500 square feet, then one *tree* shall be required.
 - 3) Shrubs: shall include a minimum of four *shrubs* per 500 square feet of landscape area.
 - e. Preserved woodlands.
 - 1) Shall be a minimum 20 feet wide and shall extend along the entire *property line* abutting the residential *property*.
 - 2) At least 90% of existing trees six inches in *diameter at breast height (DBH)* or greater shall be retained.

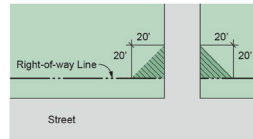
J. Clear vision corners required.

1. Definition: a triangle formed on *properties* located at intersection corners in

11 Subdivision of Land	6 Landscaping/ Green Inf.
12 Processes/ Admin.	7 Lighting
13 Non-conformities	8 Signage
14 Definitions	9 General Standards
	10 Streets/ Sidewalks/ Driveways
	5 Site Design Review Standards
	4 Add'l Use Standards
	3 Form Based Code
	2 Zone Districts
	1 Toolbox

required front or secondary street *setbacks*.

2. Measurement: established as a triangle formed by two points, each a minimum of 20 feet from the intersection of the *property line* and the line connecting the points.
3. Height maximum. *Landscaping* shall be a maximum of three feet in height within a clear vision corner.



K. Additional landscape requirements.

1. Species variety. The landscape plan shall not contain more than 33% of any single plant species. Landscape plans with fewer than 15 required plantings shall be exempt from this requirement.
2. Stabilization. All landscape planting areas shall be stabilized and maintained with seed, *sod*, *ground covers*, *mulch*, or other approved materials to prevent soil erosion and allow stormwater infiltration. *Mulch* shall be spread in a manner that avoids soil compaction and shall not overflow into public rights-of-way.
3. Protection of trees during construction. For every one inch of *DBH*, there should be a one-foot radius of protection. Appropriate guards shall be maintained around all existing *trees* to be retained. Remaining *trees* shall have sufficient room for their root structures to be maintained during construction and in *site plan* design.
4. Timing of planting. All required plant material shall be planted prior to issuance of a final certificate of occupancy. In the event that the *development* is completed during a time of year when planting is impractical, a temporary certificate of occupancy may be issued with a deadline for installing the required *landscaping* and obtaining a permanent certificate of occupancy. A performance guarantee in the amount of the remaining improvements may be required.
5. Completion of improvements. *Tree stakes*, *tree ties*, and *tree wrap* shall be removed after completion of the initial growing season.

Sec. 39-6.03. Maintenance. [7-21-2021 by Ord. No. 1796]

- A. *Property owners* shall take all reasonable measures to keep all *landscaping* alive and thriving and shall provide the following:
 1. A maintenance plan shall be included in the required written project summary stating which measures will be used to meet this requirement. This plan is

11 Subdivision of Land	6 Landscaping/ Green Inf.
12 Processes/ Admin.	7 Lighting
13 Non-conformities	8 Signage
14 Definitions	9 General Standards
	10 Streets/ Sidewalks/ Driveways
	5 Site Design Review Standards
	4 Add'l Use Standards
	3 Form Based Code
	2 Zone Districts
	1 Toolbox

separate from the maintenance agreement required by Chapter 29, Stormwater Ordinance.

2. Irrigation of trees and shrubs is required. The *approving authority* may not require all *landscaping* to be irrigated, if requested, and if adequate green infrastructure is otherwise provided, as determined by the *approving authority*.
3. Kept neat. All landscape materials, manufactured materials, and green infrastructure shall be kept in a neat, orderly, and thriving manner, free from debris and refuse.
4. Removal of plant material. All diseased, unhealthy, and dead plant material or green infrastructure shall be removed immediately and replaced. Replacement *landscaping* shall be installed at or as close as possible to the size of the *landscaping* at the time of its removal.
5. Minimum height of branches over sidewalk. A branch hanging over a public sidewalk or street shall be a minimum seven feet above *grade* and shall be maintained by the *property owner*. This maintenance shall include removal of dead branches or stubs that are or may become a menace to people on the public sidewalk or street.
6. Not permitted on publicly owned *trees*.
 - a. Wearing spurs when climbing *trees* unless done by a designated City of Holland employee or contractor.
 - b. Wires shall not be attached to any *tree*.
 - c. *Signs* shall not be attached to any *tree*.
7. *Trees* shall not be removed from the *right-of-way* without permission of City of Holland's Parks and Recreation Department.

Sec. 39-6.04. Impervious surface maximums. [7-21-2021 by Ord. No. 1796]

- A. Maximum *impervious surface* allowance. *Impervious surfaces* shall not exceed the maximum percentage for these *zone districts*. An increase in the *impervious surface* percentage may be provided upon request if the *approving authority* deems it necessary.

OS	HDR	CMU	GMU	RMU	I
20%	70%	80%	70%	80%	80%

- B. Required open space. All areas not covered by *buildings*, parking areas, driveways, walkways, pedestrian plazas, other *impervious surfaces*, or water surfaces shall be planted with living vegetation, including *canopy trees*, *shrubbery*, and allowable *ground cover* types (Section 39-6.02G.2).

Sec. 39-6.05. Green infrastructure and stormwater management site design

- 11 Subdivision of Land
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

requirements. [7-21-2021 by Ord. No. 1796]

- A. Intent. To meet the City of Holland's sustainability and resiliency goals, *development* needs to diversify the ways that stormwater runoff is collected, infiltrated, stored, and treated. Continued reliance solely on conventional infrastructure (water runoff into pipes and ponds) has proven to be unsustainable, especially with an increase in large storms and built *development*. The use of green infrastructure best management practices (BMPs) has proven to be effective in working in conjunction with conventional infrastructure to mimic natural processes and to meet low-impact development site design.
- B. Chapter 29 Stormwater Ordinance and UDO relationship. Most *developments* shall be required to obtain a stormwater permit from the City Engineer in addition to obtaining *site plan* approval. Chapter 29, Article VI, (Stormwater Ordinance) in the City's Code of Ordinances provides specific engineering standards to meet the ordinance and obtain a stormwater permit and references the *applicant* to the City of Holland's Stormwater Standards Manual for additional stormwater designs and details.
- C. This section of *UDO* requires the *applicant* to meet the Stormwater Ordinance requirements in specific ways that are critical for site design and achieving low-impact development goals. The two ways these requirements do this are through the use of structural green infrastructure best management practices and by making retention and detention ponds *amenities* in addition to being used for stormwater storage.
- D. Structural green infrastructure requirement.
 - 1. Structural green infrastructure best management practices (BMPs) shall be used to the maximum extent practicable to comply with the Chapter 29, Stormwater Ordinance, the adopted Stormwater Standards Manual, and to obtain a required stormwater permit. Credits are provided when using green infrastructure BMPs to meet the Stormwater Ordinance and are determined through stormwater permit calculations.
 - 2. Nonstructural BMPs are encouraged to be used in addition to using the required structural green infrastructure BMPs.
 - 3. Additional best practices include managerial and certain other structural and nonstructural BMPs that are encouraged to be used in addition to the required structural green infrastructure BMPs. These are listed in Section 39-6.08.
- E. Examples of green infrastructure BMPs.
 - 1. Structural green infrastructure best management practices (BMPs) are stormwater management and treatment techniques where devices are constructed for temporary storage and treatment of stormwater runoff. The following structural green infrastructure BMPs shall be approved in meeting the requirement in Section 39-6.05C.

11 Subdivision of Land	11
6 Landscaping/ Green Inf.	6
12 Processes/ Admin.	12
1 ToolBox	1
2 Zone Districts	2
7 Lighting	7
3 Form Based Code	3
8 Signage	8
13 Non-conformities	13
9 General Standards	9
4 Add'l Use Standards	4
14 Definitions	14
10 Streets/ Sidewalks/ Driveways	10
5 Site Design Review Standards	5

- a. Pervious durable surface, Section 39-6.06.
 - b. Rain garden/bioretention, Section 39-6.07A.
 - c. Vegetated swale/bioswale, Section 39-6.07B.
 - d. Vegetated green roof, Section 39-6.07C.
 - e. Tree filter box, Section 39-6.07D.
 - f. Constructed filter, Section 39-6.07E.
 - g. Vegetated filter strip, Section 39-6.07F.
2. Additional structural green infrastructure BMPs are listed in Appendix 3 of the City's Stormwater Standards Manual as "LID and Small Site Structural Best Management Practices." Other structural green infrastructure BMPs may be requested and approved by the *approving authority*.
3. Nonstructural green infrastructure BMPs are stormwater treatment techniques that use natural measures to manage and treat stormwater and do not involve the construction or installation of devices. These types are encouraged, but are not required or countable in meeting the requirement of this section. They include:
- a. Native revegetation.
 - b. Minimized soil compaction.
 - c. Natural flow paths and sensitive area preservation.
 - d. *Wetland* preservation.
 - e. *Tree* preservation.
- F. Retention and detention pond amenities.
- 1. Intent: to incorporate retention and detention ponds into the overall site design by designing them to be *site amenities*.
 - 2. Definitions. A "retention pond" is a permanent wet pond without a positive surface outlet, or a temporary wet pond that drains dry through infiltration into the ground, which is used to manage stormwater runoff. A "detention pond" is a permanent wet pond with a surface outlet, or a temporary wet pond that drains dry through the use of stormwater infrastructure.
 - 3. Design standards.
 - a. Retention or detention ponds shall provide an *amenity* in the *site's* design that in the opinion of the *approving authority* provides a benefit beyond the storage of stormwater; and
 - b. The location of the retention or detention pond shall, in the opinion of the

11 Subdivision of Land
6 Landscaping/ Green Inf.
12 Processes/ Admin.
1 Toolbox
2 Zone Districts
7 Lighting
3 Form Based Code
8 Signage
13 Non-conformities
9 General Standards
4 Add'l Use Standards
14 Definitions
10 Streets/ Sidewalks/ Driveways
5 Site Design Review Standards

approving authority, be able to amply benefit the proposed users of the *site*.

4. Examples of approvable *amenities* are:
 - a. Permanent wet pond.
 - 1) Fountain.
 - 2) Bench or benches.
 - 3) Walking path around or over the pond.
 - b. Temporary wet pond.
 - 1) Park space with benches.
 - 2) Walking path around, on, or over the pond.

Sec. 39-6.06. Pervious durable surfaces. [7-21-2021 by Ord. No. 1796]

- A. Intent. The use of pervious surfaces in *site* and street design mimics natural ground water infiltration, decreases the amount of post-construction stormwater runoff, and implements low-impact development (LID).
- B. "Pervious" definition: a surface covering the ground that allows the infiltration of water into the ground and provides stormwater treatment and storage without a surface outlet; also referred to as "permeable" or "porous."
- C. Pervious durable surface types. The following types of pervious surfaces shall be permitted to meet the durable paving requirements in Section 39-9.02 and are also a type of structural green infrastructure.
 1. Grass pavers: used for areas with occasional parking; not permitted for high-use areas.
 2. Permeable interlocking concrete pavers.
 3. Resin-bound paving.
 4. Permeable clay brick pavers: used for areas with pedestrian and vehicular traffic.
 5. Permeable asphalt.
 6. Permeable concrete.
 7. Plastic grids. These grids help reinforce driveways, *parking lots*, and fire lanes. Plastic grids can also be planted with *grass*. Used for areas with occasional parking; not permitted for high-use areas.
 8. Any type not listed but approved by the City Engineer and the *approving authority*.

11 Subdivision of Land	6 Landscaping/ Green Inf.	11 Subdivision of Land
12 Processes/ Admin.	7 Lighting	12 Processes/ Admin.
13 Non-conformities	8 Signage	13 Non-conformities
14 Definitions	9 General Standards	14 Definitions
10 Streets/ Sidewalks/ Driveways	3 Form Based Code	10 Streets/ Sidewalks/ Driveways
5 Site Design Review Standards	4 Add'l Use Standards	5 Site Design Review Standards
2 Zone Districts	1 Toolbox	2 Zone Districts

Pervious and Nonpervious Split Parking Lot, Hope College



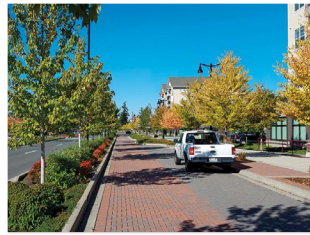
Source: Drummond Carpenter, PLLC

Permeable Grass Pavers, Detroit, MI



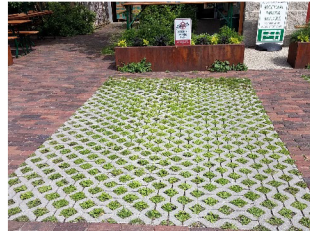
Source: Sierra Club

Pervious Parking Lane



Source: Stormwater Solutions

Grass Pavers, Detroit, Michigan



Source: JSTOR

D. Benefits of pervious *durable surfaces*. (Source: 'Introduction to Green Infrastructure Techniques and Opportunities', Drummond Carpenter, PLLC)

1. Eliminates or minimizes runoff.
2. Recharges groundwater.
3. Traps suspended solids and pollutants.
4. Melting water seeps through the pavement instead of freezing to increase slip and fall protection.
5. Reduces surface temperatures and, therefore, the heat island effect.
6. Eliminates the need for retention basins and water collection areas.
7. Eliminates costs for retention basins, curbs, gutters, and other water collection installations.
8. In winter conditions, typically requires much less salt or other de-icing products than traditional pavement types.
9. Lower installation costs (no underground piping, storm drains, or sloping/grading needed).
10. Low life-cycle costs with an equal life expectancy to that of regular concrete (20 to 40 years when correctly installed).

Sec. 39-6.07. Additional examples of structural green infrastructure best management practices (BMPs). [7-21-2021 by Ord. No. 1796]

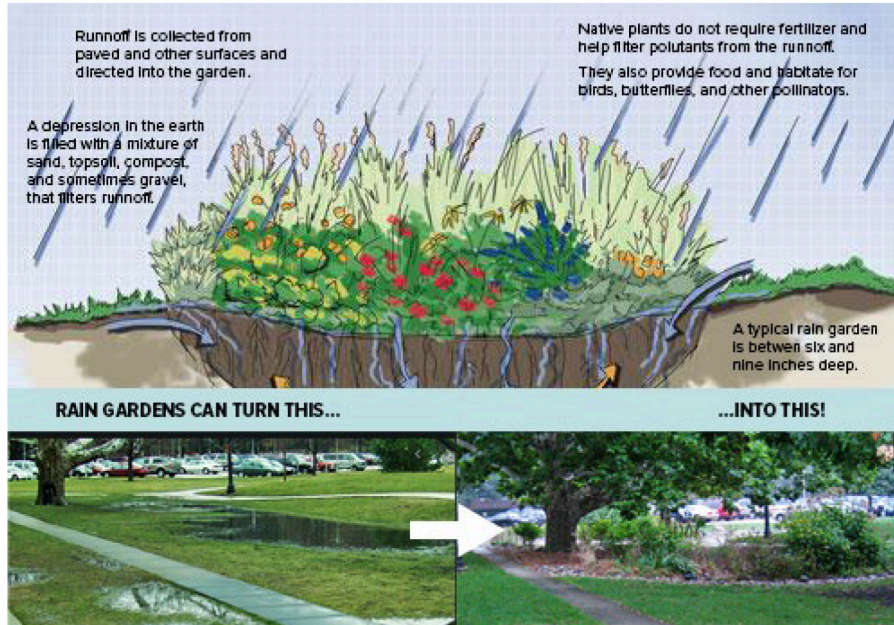
- A. Rain gardens, also called "bioretention facilities," provide stormwater treatment, water storage, and uptake with or without a surface outlet. They are best used in

11 Subdivision of Land	6 Landscaping/ Green Inf.
12 Processes/ Admin.	7 Lighting
13 Non-conformities	8 Signage
14 Definitions	9 General Standards
	10 Streets/ Sidewalks/ Driveways
	5 Site Design Review Standards
	4 Add'l Use Standards
	3 Form Based Code
	2 Zone Districts
	1 Toolbox

drainage areas and can be used in a combination with an underdrain BMP to provide extended detention for channel protection. See *tree* box, Section 39-6.07D. Rain gardens are designed to reduce the stormwater flow rate, quantity, and pollutant load of runoff from *impervious surfaces* to manage water on-site. Rain gardens rely on plants and natural or engineered soil medium to retain stormwater and increase infiltration, while remediating and filtering pollutants carried by urban runoff. They also provide a method to reuse and optimize water, reducing the need for additional irrigation. Rain gardens decrease ambient air and water temperature to reduce the urban heat-island effect.

1. Common locations for rain gardens are in or along a:
 - a. *Parking lot* island.
 - b. *Parking lot* perimeter.
 - c. Field of turf *grass*.
 - d. Street.

11 Subdivision of Land
6 Landscaping/ Green Inf.
12 Processes/ Admin.
1 Toolbox
2 Zone Districts
7 Lighting
3 Form Based Code
8 Signage
13 Non-conformities
9 General Standards
4 Add'l Use Standards
14 Definitions
10 Streets/ Sidewalks/ Driveways
5 Site Design Review Standards



Parking Lot Island Rain Garden

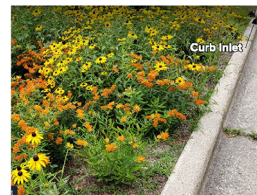


Field Rain Garden



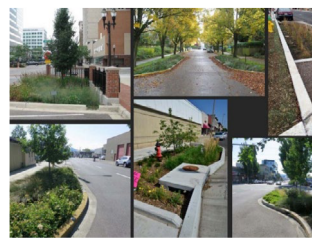
Source: MACC

Parking Lot Perimeter - Curb Cut Rain Garden



Source: MACC

Street Bioretention/Rain Gardens



Source: Drummond Carpenter

B. Vegetated swales are similar to rain gardens, but they focus more on channeling stormwater off from streets and *parking lots* whereas rain gardens focus on retaining water on *site*. This BMP is a stormwater conveyance designed to slow, filter, and infiltrate stormwater and is used for small drainage areas with concentrated water flow. A vegetated swale is typically designed with sufficient bottom slope to convey water while filtering it.

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 10 Streets/ Sidewalks/ Driveways
- 5 Site Design Review Standards
- 4 Add'l Use Standards
- 9 General Standards
- 8 Signage
- 7 Lighting
- 3 Form Based Code
- 2 Zone Districts
- 6 Landscaping/ Green Inf.
- 1 Toolbox

Vegetated Swale Examples



- C. Vegetated green roofs provide stormwater treatment and water storage with a surface overflow. They are most practical for flat or slightly sloped rooftops. They provide a stormwater buffer, purify the air, reduce ambient temperature, regulate indoor temperatures, save energy, and encourage biodiversity.

Green Roof Aerial



Haworth Corporate Headquarters, Holland, MI
Source: www.greenroofs.com

- D. *Tree* filter boxes and planter boxes are infiltration filters that combine structural green infrastructure BMPs, nonstructural green infrastructure BMPs, and a perforated underdrain pipe, to retain and filter water. They are most often used on the sides of or center of streets and in *parking lot* islands.

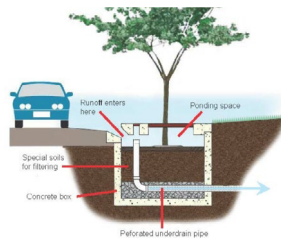
- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

Tree Filter Box



Source: Water Environment Federation Stormwater Report

Tree Filter Box



Source: Water Environment Federation Stormwater Report

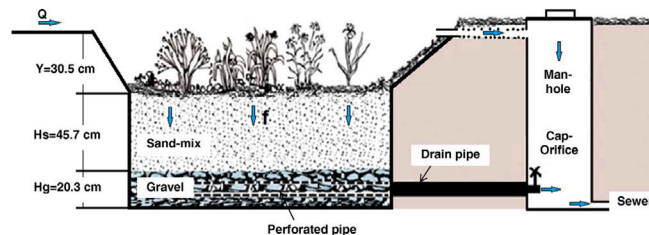
Trees planted with pervious pavement reduce stormwater flow and reduce associated pollution



Source: Water Environment Federation Stormwater Report

E. Constructed filters are underdrained structures or excavated areas containing a layer of sand, compost, organic material, peat, or other media that reduce pollutant levels in stormwater runoff by filtering sediments, metals, hydrocarbons, and other pollutants before the stormwater reaches the underdrain to be routed to the storm sewer system. Constructed filters are suitable for *sites* where infiltration is not possible or practical. Any one of the aforementioned bioretention BMPs can also operate as a constructed filter if it has an impervious bottom/sides and includes an underdrain.

Constructed Filter Graphic



Source: ASCE Library, Journal of Hydrologic Engineering, Vol 20, No 10

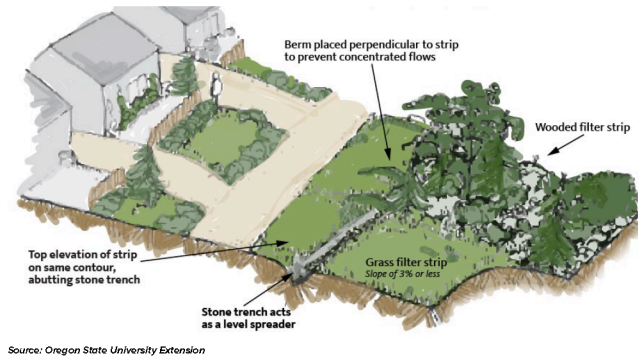
F. Vegetated filter strips are permanent, maintained strips of vegetation designed to

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

slow runoff velocities and filter out sediment and other pollutants from urban stormwater. Filter strips require the presence of sheet flow across the strip, which can be achieved through the use of level spreaders. Frequently, filter strips are designed for pretreatment where runoff is directed from a *parking lot* into another BMP.

Vegetated Filter Strip.

Slope design may vary from site to site.



Sec. 39-6.08. Additional best practices. [7-21-2021 by Ord. No. 1796]

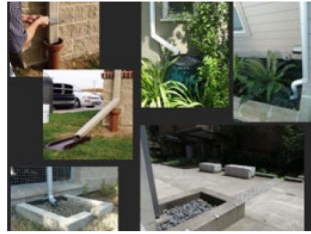
A. The following stormwater management and green infrastructure practices are encouraged by UDO because all uses impact sustainability and can assist in meeting the City of Holland's low-impact *development* (LID) goals.

1. Composting.
2. Planting of *trees* on residential *properties*.
3. *Mulching* of bare soil.
4. Lawn reduction.
5. Water-efficient *landscaping*.
6. Washing cars on a lawn area.

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

- 7. Downspout extensions to direct water away from a *building* foundation, directed into the lawn, landscape, or a rain garden.

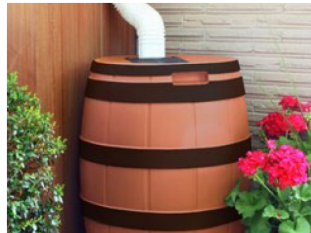
Downspout Extensions



Source: Drummond Carpenter, PLLC

- 8. Water harvesting: use of rain barrels or other mechanisms to collect and store rainwater from roofs to use for irrigation.

Rain Barrel



Source: Drummond Carpenter, PLLC

- 9. Residential rain gardens.

Residential Rain Garden



Source: Drummond Carpenter PLC

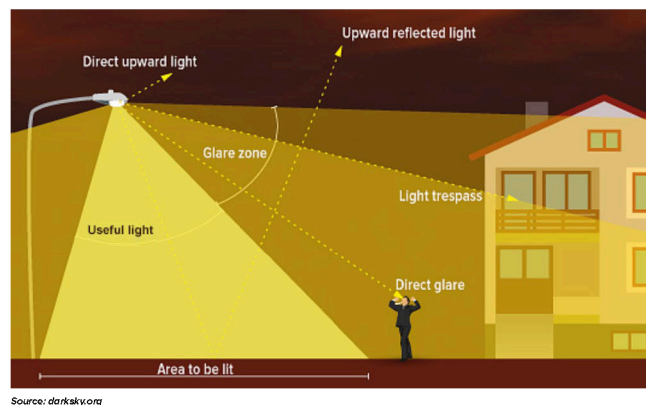
11 Subdivision of Land	6 Landscaping/ Green Inf.
12 Processes/ Admin.	7 Lighting
13 Non-conformities	8 Signage
14 Definitions	9 General Standards
	10 Streets/ Sidewalks/ Driveways
	5 Site Design Review Standards
	3 Form Based Code
	4 Add'l Use Standards
	2 Zone Districts
	1 Toolbox

11 Subdivision of Land	12 Processes/ Admin.	13 Non-conformities	14 Definitions
6 Landscaping/ Green Inf.	7 Lighting	8 Signage	9 General Standards
1 Toolbox	2 Zone Districts	3 Form Based Code	4 Add'l Use Standards
			5 Site Design Review Standards
			10 Streets/ Sidewalks/ Driveways

ARTICLE 39-7
Lighting

Sec. 39-7.01. Intent (Section 39-5.07).⁹ [7-21-2021 by Ord. No. 1796]

- A. To provide sufficient *lighting* for outdoor areas ensuring the security of property and the safety of people in *parking facilities*, walkways, driveways, *building* entrances, loading areas, and common areas.
- B. To prevent adverse effects of inappropriate *lighting*, including *glare*, *light trespass* onto adjoining properties, light pollution, *sky glow*, and energy waste.
- C. To mitigate light pollution to align with dark sky environmental initiatives as much as possible.
- D. To encourage energy efficient lighting and the conservation of energy throughout the City of Holland.
- E. Light Pollution Diagram. The image below shows how light pollution results from *fixtures* that are not oriented directly downward. The slight angle of the *fixture* in the image allows light to escape above the level of the *light source* and into the sky. This is the source of *sky glow* that create a nighttime ambient light and interferes with human sleep patterns and the natural ecosystem.






Sec. 39-7.02. Applicability. [7-21-2021 by Ord. No. 1796]

- A. The provisions of this section shall apply to all properties requiring *site plan* approval.

9. Editor's Note: The title of this section was amended 2-2-2022 by Ord. No. 1812.

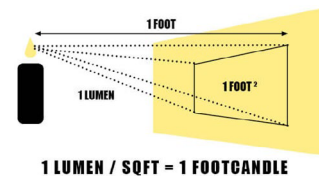
11 Subdivision of Land	11
6 Landscaping/ Green Inf.	6
2 Zone Districts	2
7 Lighting	7
3 Form Based Code	3
8 Signage	8
12 Processes/ Admin.	12
9 General Standards	9
4 Add'l Use Standards	4
13 Non-conformities	13
14 Definitions	14
10 Streets/ Sidewalks/ Driveways	10
5 Site Design Review Standards	5
1 Toolbox	1

Prohibited	Limited	Permitted
Fixtures that produce glare and light trespass	Decorative fixtures shall be permitted if the light trespass is 18% or less.	Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night
		

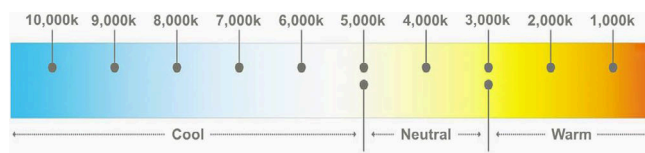
This graphic is meant to be illustrative and is not regulatory in and of itself.

Sec. 39-7.03. Maximum and minimum light levels. [7-21-2021 by Ord. No. 1796]

- A. Light levels shall be measured in *footcandles*, which are equal to one *lumen* per square foot, as demonstrated in the graphic to the right.
- B. Maximum *property line footcandles* shall be 0.5 *footcandle* on any *property line* abutting a residential use with *one to four dwelling units*.
- C. Maximum *site footcandles* shall be 15 *footcandles* anywhere on any property.
- D. Maximum light temperature for all *fixtures* shall be a maximum of 4,000° Kelvin on CCT Scale.



Correlated Color Temperature (CCT) Scale



Source: Lighting Superstore

- E. A photometric plan of the entire property, including property lines, shall be

- 11 Subdivision of Land
- 6 Landscaping/ Green Inf.
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 10 Streets/ Sidewalks/ Driveways
- 5 Site Design Review Standards
- 9 General Standards
- 8 Signage
- 7 Lighting
- 3 Form Based Code
- 4 Add'l Use Standards
- 2 Zone Districts
- 1 Toolbox

submitted with *site plan* applications when outdoor *lighting* is proposed. The photometric plan shall show light levels at a minimum of ten-foot intervals throughout the *site*. An example of a photometric plan is pictured below. See Section 39-12.09.



Source: Rand Construction

Sec. 39-7.04. General requirements for light fixtures. [7-21-2021 by Ord. No. 1796]

- A. Downward facing. All outdoor *lighting*, unless otherwise specified herein, shall be downward facing to reduce *glare* and shall be arranged to direct and deflect light away from adjacent *uses*.
- B. Decorative post-top lighting. A maximum of 18% of light may trespass above the ninety-degree angle.
- C. Location. Light poles shall be located in a manner that will not interfere with pedestrian, bicycle, or *vehicle* circulation.
- D. Height shall be the maximum building height allowed in the zone district unless the freestanding light fixture is within 200 feet of a residential zone district, then the height shall be 20 feet maximum. Light fixtures in the Airport Overlay District shall comply with Section 39-2.20.
- E. Ornamental *lighting* is intended to set a mood, create a play of shadows, or highlight a given area or element. It is not permitted for signage, advertising, *parking lots*, working areas, safety, or security. Ornamental *lighting* shall be a hidden source but shall not need to be directed downward 90° if it is designed to directly illuminate a *building, landscaping, or structure*. Ornamental *lighting* shall not have any movement or simulation of movement or change color. Each ornamental *lighting fixture* shall be a maximum of 2,000 *lumens*.
- F. Lighting of signs. See Article 39-8.

Sec. 39-7.05. Prohibited lighting. [7-21-2021 by Ord. No. 1796]

The following lighting is prohibited:

- A. Searchlights for advertising purposes.
- B. Flashing, pulsating, moving, chasing, or strobing lights, or any other lights that move or simulate movement.

- 11 Subdivision of Land
- 6 Landscaping/ Green Inf.
- 12 Processes/ Admin.
- 7 Lighting
- 13 Non-conformities
- 8 Signage
- 14 Definitions
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 4 Add'l Use Standards
- 5 Site Design Review Standards
- 3 Form Based Code
- 2 Zone Districts
- 1 Toolbox

- C. Any light that creates glare outside of the *site* on which the *fixture* is located, including lights shining from inside a *building*.

Sec. 39-7.06. Exempt lighting. [7-21-2021 by Ord. No. 1796]

- A. The following light *fixtures* shall be exempt from this article:
 1. Temporary *lighting* necessary for construction work or emergencies, which is discontinued immediately upon completion of the construction work or abatement of the emergency. Light *fixtures* may remain in place and not be activated except for emergencies.
 2. Special temporary noncommercial *lighting*, provided that it is used for a maximum of 90 days.
 3. ED *Zone District lighting*, except for *lighting* within *parking lots*, which shall still be subject to this article.
 4. Publicly owned outdoor recreational use *lighting*.
 5. County, state, or federal government-required *lighting*, including, but not limited to, airport *lighting* and *lighting* of *wireless communication towers*.
 6. Streetlighting: shall be determined by the Holland Board of Public Works.
 7. Freestanding light *fixtures* less than 18 inches tall and not upward-directed.
 8. In-ground *lighting* designed to promote pedestrian safety.
 9. Underwater *lighting* for fountains, swimming pools, and other bodies of water shall be exempt from the lamp type and shielding provisions of this article, but shall comply with all other regulations.
 10. U.S. flag *lighting*, as recommended by the Flag Code, provided that the spotlights illuminate only the flag and shall be a maximum of 7,000 *lumens*.

Sec. 39-7.07. Waivers by special land use approval. [7-21-2021 by Ord. No. 1796]

- A. The provisions of this may be waived by special land *use* approval by the *Planning Commission*. The *Planning Commission* shall only approve the special land use if it is determined that the *lighting* in question meets the criteria in Section 39-12.08D. If the *fixture* approved through special land use approval is removed, then the special land use shall be considered void, and a new special land use shall be required prior to the installation of any light *fixture* on the *site* that does not conform to this article.

11 Subdivision of Land	11
12 Processes/ Admin.	12
13 Non-conformities	13
14 Definitions	14
6 Landscaping/ Green Inf.	6
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10
1 Toolbox	1
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5

11 Subdivision of Land	12 Processes/ Admin.	13 Non-conformities	14 Definitions
6 Landscaping/ Green Inf.	7 Lighting	8 Signage	9 General Standards
1 Toolbox	2 Zone Districts	3 Form Based Code	4 Add'l Use Standards
			5 Site Design Review Standards
			10 Streets/ Sidewalks/ Driveways

11 Subdivision of Land	12 Processes/ Admin.	13 Non-conformities	14 Definitions
6 Landscaping/ Green Inf.	7 Lighting	8 Signage	9 General Standards
1 Toolbox	2 Zone Districts	3 Form Based Code	4 Add'l Use Standards
			5 Site Design Review Standards
			10 Streets/ Sidewalks/ Driveways

ARTICLE 39-8
Signage

Sec. 39-8.01. Intent. [7-21-2021 by Ord. No. 1796]

Signs perform an important function in identifying and promoting businesses, services, neighborhoods, events, economic development, and other matters of interest to the public. The intent of this article is to regulate all *signs* within the City of Holland to ensure that they are appropriate for their respective uses, they keep with the neighborhood characteristics as recognized and promoted by the City of Holland's *Master Plan*, they prevent traffic hazards, they provide safe conditions for pedestrians, and they protect public health, safety, and general welfare by:

- A. Setting standards and providing uniform regulations that permit reasonable use of *signs*;
- B. Preserving the various characteristics found within the *zone districts* and neighborhoods throughout the City of Holland, regardless of *sign* content. In preserving the character of the various neighborhoods, *signage* shall be *scaled* appropriately whereby properties with frontage on wide streets with higher speed limits are permitted larger *signs* than narrow *streets* with lower speed limits;
- C. Prohibiting the erection of *signs* that may create a hazard to pedestrians and motorists in terms of number, size, illumination, and location;
- D. Avoiding excessive amounts of *signs* so that the existing *signs* provide adequate identification and direction while minimizing clutter, unsightliness, and confusion; and
- E. Establishing a clear process for requiring permits for *signs*, allowing some *signs* without permits, and allowing legally *nonconforming signs* to continue without jeopardizing the useful life of the *sign*.

Sec. 39-8.02. Permits required. [7-21-2021 by Ord. No. 1796]

- A. A permit is required to erect, alter, place, or replace any *sign* or *sign structure* as regulated and required by this article or by the City's Code of Ordinances. A permit is also required for substantial maintenance or repair to an existing *nonconforming sign*.
- B. To obtain a sign permit, an application shall be filed with Community and Neighborhood Services. Exception: Sign permits in the CDT, NDT, EDT, WDT and CENT Subdistricts of the *F Zone District* shall be reviewed and issued by the Downtown Development Authority (DDA).
- C. The Design Review Board (DRB) shall review all *signs* in the CDT, NDT, EDT, WDT and CENT Subdistricts of the *F Zone District*. See Section 39-8.08.

Sec. 39-8.03. Exemptions from permits requirements. [7-21-2021 by Ord. No. 1796]

The following *signs* may be installed or erected without a permit:

11 Subdivision of Land	12 Processes/ Admin.	13 Non-conformities	14 Definitions
6 Landscaping/ Green Inf.	7 Lighting	8 Signage	9 General Standards
1 Toolbox	2 Zone Districts	3 Form Based Code	4 Add'l Use Standards
			5 Site Design Review Standards
			10 Streets/ Sidewalks/ Driveways

- A. *Government signs.*
- B. Public *K-12 school signs* where the State Superintendent has exclusive jurisdiction.
- C. *Placards.*
- D. Historic markers placed under the authority of the local, state, or federal government.
- E. Address numbers.
- F. Hours of operation and other similar business information.
- G. *Window signs* applied to the interior of the window/door glass.
- H. *Window signs* applied to the exterior of the window/door glass where the *sign* does not exceed 15% of the glass area. Windows that are immediately adjacent, on the same wall face of the same *building*, may be averaged together.
- I. Noncommercial *flags.*
- J. Advertising *flags* at nonresidential properties with a maximum size of 15 square feet, with one per business per *street frontage*. Other types of *flags*, or multiple *flags* shall be allowed as a *temporary sign* with a permit.
- K. Noncommercial *signs* in all *zone districts* subject to the following:

Street Frontage	Total Size (square feet)	Height (feet)	Number
Up to 60 linear feet	12	6	No limit on the number of signs, but the total area of all signs added together shall not exceed the total size.
61 to 200 linear feet	24	6	
201 to 400 linear feet	32	6	
Over 400 linear feet	64	6	

- L. One *temporary sign* per special event at nonresidentially used properties in the LDR, CNR, MDR, or TNR *Zone Districts*, provided that the sign is not displayed for more than two weeks per event.
- M. Handicap *signage* with the international symbol of accessibility or van *accessible* recognized logo for *Americans with Disability Act (ADA)* compliance and accessibility.
- N. *Signs* in conjunction with a construction project or *site plan* approval, subject to the size chart in the tables in Section 39-8.04. *Signs* shall be removed upon approval of the permit work or upon issuance of a certificate of occupancy. **[Amended 2-2-2022 by Ord. No. 1812]**
- O. Traffic direction signs at commercial properties less than six square feet in area and six feet in height.

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 10 Streets/ Sidewalks/ Driveways
- 5 Site Design Review Standards
- 9 General Standards
- 4 Add'l Use Standards
- 8 Signage
- 3 Form Based Code
- 7 Lighting
- 2 Zone Districts
- 6 Landscaping/ Green Inf.
- 1 Toolbox

- P. *Temporary signs* for advancing the public interest, for a prescribed amount of time, when authorized by City Council.
- Q. Downtown Development Authority (DDA) signs.
- R. Writing or logos that are an integral part of a fabric umbrella, used primarily to provide shade or cover to customers.
- S. Murals. There are two type of *murals*, referred to as *Type 1* and *Type 2*.
 - 1. Definitions.
 - a. Type 1: a design or representation that does not contain promotional or commercial advertising painted or drawn on a wall.
 - b. Type 2: an original, one-of-a-kind, unique design or representation that contains limited references to the establishment, product, or service provided on the *site*, which is painted or drawn on a wall on that *site*.
 - 2. *Type 1* and *Type 2 murals* in all *zone districts* shall not be considered a *sign*, and shall not be required to obtain permits, but shall be subject to the restrictions set forth in this subsection.
 - 3. Prior to installation of a *mural*, the *property owner* shall request a determination from the Zoning Administrator of whether the proposed design is a *sign*, or a *Type 1 mural*, or a *Type 2 mural*.
 - 4. The Design Review Board (DRB) shall review the design if the proposed location is within the CDT, NDT, EDT, WDT, and CENT Subdistricts of the *F Zone District*.
 - 5. Based on the review of the design:
 - a. If the proposed design is determined to be a *sign*, the *applicant* shall comply with all requirements of this article.
 - b. If the proposed design is determined to be a *Type 1 mural*, no further review or action is necessary.
 - c. If the proposed design is determined to be a *Type 2 mural*, the *mural* shall comply with the following requirements:
 - 1) The graphics, words, and/or symbols referencing the establishment, product, or service are limited in scope and dominance, and not readily construed as commercial advertising. References shall be subtle and integrated into the overall *mural*.
 - 2) For purposes of this subsection, "limited in scope and dominance" shall mean that the graphics, words, or symbols that reference the establishment, product, or service do not exceed 20% of the *mural* area, and shall be integrated throughout the *mural* and not placed in a concentrated area or a manner where it becomes a prominent

11 Subdivision of Land	11
12 Processes/ Admin.	12
13 Non-conformities	13
14 Definitions	14
6 Landscaping/ Green Inf.	6
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10
1 Toolbox	1
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5

advertisement.

- 3) The references to an establishment, product, or service are not in the form of traditional *building signage*. Traditional *signs* on the same wall shall be reviewed separately under applicable *sign* requirements.

Type 2 Mural

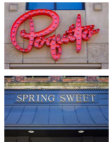

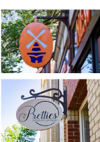



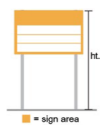
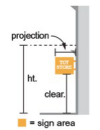

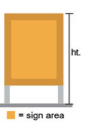


11 Subdivision of Land	12 Processes/ Admin.	13 Non-conformities	14 Definitions
6 Landscaping/ Green Inf.	7 Lighting	9 General Standards	10 Streets/ Sidewalks/ Driveways
1 Toolbox	2 Zone Districts	3 Form Based Code	5 Site Design Review Standards
		8 Signage	
		4 Add'l Use Standards	

Sec. 39-8.04. Signs allowed with permit. [7-21-2021 by Ord. No. 1796; amended 10-20-2021 by Ord. No. 1804]

See Article 39-14 for definitions of sign types.

A. F-CDT, F-NDT, F-EDT, F-WDT and F-CENT Zone Districts. [Amended 12-1-2021 by Ord. No. 1805]

Regulation	Wall Sign ^{A B C}	Freestanding Sign ^C	Projecting Sign	Awning/Canopy/ Marquee ^D	Temporary Free-standing Sign ^E
Examples					
Maximum height	Signs shall be placed below the 2nd floor windowsill, unless waived by the DRB. See Section 39-8.08.	6 feet	Signs shall be placed below the 2nd floor windowsill, unless waived by the DRB. See Section 39-8.08.	Signs shall be placed below the 2nd floor windowsill, unless waived by the DRB. See Section 39-8.08.	48 inches
Maximum size	1 square foot per linear foot of building width, up to 32 square feet per sign	32 square feet	6 square feet	2 square feet per linear foot of building width	30 inches deep, 30 inches wide
Maximum number	1 per business, per street or parking frontage	1 per property	1 per business per street frontage; no more than 1 per 25 feet of building width	1 per face of the awning, canopy, or marquee	1 per business
Minimum setback	N/A	The principal building setback in the zone district. See Section 39-3.13	Projecting signs that extend over the public right-of-way shall comply with Section 39-8.10B. Projecting signs shall not project more than 36 inches from the face of a building or wall.	Awnings, canopies, marquees, and projecting signs that extend over the public right-of-way shall comply with Section 39-8.10B.	Shall be within 1 foot of the building; shall leave at least 6 feet of unobstructed sidewalk
Diagram					

NOTES:

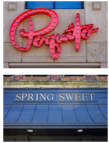

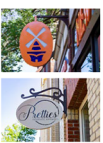



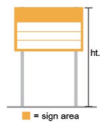
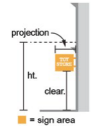

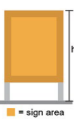
- ^A Wall signs shall be contained within the boundaries of the wall and shall not extend beyond the edge of the wall, nor above the roofline of a building.
- ^B For wall signs, the distance between the face of the wall and the face of the sign shall not be more than 12 inches. If the distance is greater than 12 inches, the sign shall be considered a projecting sign.

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 10 Streets/ Sidewalks/ Driveways
- 5 Site Design Review Standards
- 4 Add'l Use Standards
- 9 General Standards
- 8 Signage
- 3 Form Based Code
- 7 Lighting
- 2 Zone Districts
- 6 Landscaping/ Green Inf.
- 1 Toolbox

- C** Reader boards are allowed on a wall or a freestanding sign, but not on both signs at one property.
- D** Signs shall be affixed flat to the face of the awning or canopy.
- E** Temporary movable freestanding signs shall be subject to the requirements of Section 39-8.07.
- F** Signs in a PUD Zone District will be allowed using the standards of this chart. See Section 39-8.02.

11 Subdivision of Land	12 Processes/ Admin.	13 Non-conformities	14 Definitions
6 Landscaping/ Green Inf.	7 Lighting	8 Signage	9 General Standards
1 Toolbox	2 Zone Districts	3 Form Based Code	4 Add'l Use Standards
			5 Site Design Review Standards
			10 Streets/ Sidewalks/ Driveways

B. NMU, RMU, F-RM, F-SIXT, F-WASH and F-SSV Zone Districts.

	Wall Sign				
Regulation	A B C	Freestanding Sign ^C	Projecting Sign	Awning/Canopy/ Marquee ^D	Temporary Free-standing Sign ^E
Examples					
Maximum height	N/A	5 feet	Awnings, canopies, marqueses, and projecting signs that extend over the public right-of-way shall comply with Section 39-8.10B.	Awnings, canopies, and marqueses shall not project more than 48 inches from the face of a building or wall and shall maintain a clearance of at least 8 feet from the public sidewalk.	48 inches
Maximum size	1 square foot per linear foot of building width	25 square feet on streets with a speed limit of 10 to 35 miles per hour. 50 square feet on streets with a speed limit greater than 35 miles per hour.	6 square feet	2 square feet per linear foot of building width	30 inches deep, 30 inches wide
Maximum number	1 per business, per street or parking frontage	1 per property	1 per business, per street or parking frontage	1 per face of the awning, canopy, or marquee	1 per business
Minimum setback	May only be placed on a wall facing a street or parking area	5 feet	Projecting signs that extend over the public right-of-way shall comply with Section 39-8.10B. Projecting signs shall not project more than 36 inches from the face of a building or wall.	Awnings, canopies, marqueses, and projecting signs that extend over the public right-of-way shall comply with Section 39-8.10B. Awnings, canopies, and marqueses shall not project more than 48 inches from the face of a building or wall and shall maintain a clearance of at least 8 feet from the public sidewalk.	Shall be within 1 foot of the building; shall leave at least 6 feet of unobstructed sidewalk
Diagram					

NOTES:

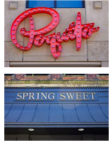





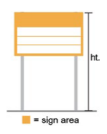
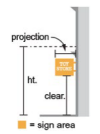

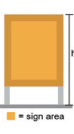
- ^A Wall signs shall be contained within the boundaries of the wall and shall not extend beyond the edge of the wall, nor above the roofline of a building.

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

- B For wall signs, the distance between the face of the wall and the face of the sign shall not be more than 12 inches. If the distance is greater than 12 inches, the sign shall be considered a projecting sign.
- C Reader boards are allowed on a wall or a freestanding sign, but not on both signs at one property.
- D Signs shall be affixed flat to the face of the awning or canopy.
- E Temporary movable freestanding signs shall be subject to the requirements of Section 39-8.07.
- F Signs in a PUD Zone District will be allowed using the standards of this chart. See Section 39-8.02.

11 Subdivision of Land	11
12 Processes/ Admin.	12
13 Non-conformities	13
14 Definitions	14
6 Landscaping/ Green Inf.	6
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10
1 Toolbox	1
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5

C. CMU and GMU Zone Districts.

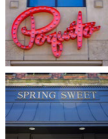

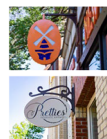



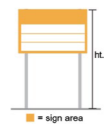
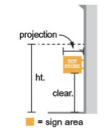

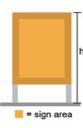
	Wall Sign Regulation A B C	Freestanding Sign C	Projecting Sign	Awning/Canopy/ Marquee D	Temporary Free- standing Sign E
Examples					
Maximum height	N/A	25 feet	Projecting signs shall not project more than 36 inches from the face of a building or wall and shall maintain a clearance of at least 8 feet from the public sidewalk.	Awnings, canopies, and marquees shall not project more than 48 inches from the face of a building or wall and shall maintain a clearance of at least 8 feet from the public sidewalk.	48 inches
Maximum size	10% of the wall area, for each wall where signs are placed	75 square feet per sign	6 square feet	2 square feet per linear foot of building width	30 inches deep, 30 inches wide
Maximum number	No maximum	1 sign if 300 feet or fewer of frontage; 2 signs if more than 300 feet of frontage	1 per business per street frontage	1 per face of the awning, canopy, or marquee	1 per business
Minimum setback	N/A	12 feet	Projecting signs shall not project more than 36 inches from the face of a building or wall and shall maintain a clearance of at least 8 feet from the public sidewalk.	Awnings, canopies, marquees, and projecting signs that extend over the public right-of-way shall comply with Section 39-8.10B.	Shall be located on private property, within 1 foot of the building.
Diagram					

NOTES:

- A** Wall signs shall be contained within the boundaries of the wall and shall not extend beyond the edge of the wall, nor above the roofline of a building.
- B** For wall signs, the distance between the face of the wall and the face of the sign shall not be more than 12 inches. If the distance is greater than 12 inches, the sign shall be considered a projecting sign.
- C** Reader boards are allowed on a wall or a freestanding sign, but not on both signs at one property.
- D** Signs shall be affixed flat to the face of the awning or canopy.
- E** Temporary movable freestanding signs shall be subject to the requirements of Section 39-8.07.
- F** Signs in a PUD Zone District will be allowed using the standards of this chart. See Section 39-8.02.

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

D. OS and A Zone Districts.

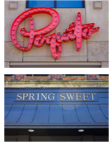





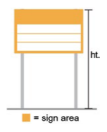
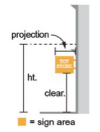

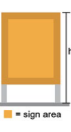
Wall Sign					
Regulation	A B C	Freestanding Sign ^C	Projecting Sign	Awning/Canopy/ Marquee ^D	Temporary Free-standing Sign ^E
Examples					
Maximum height	N/A	6 feet	Projecting signs shall not project more than 36 inches from the face of a building or wall and shall maintain a clearance of at least 8 feet from the public sidewalk.	Awnings, canopies, marquees, and projecting signs that extend over the public right-of-way shall comply with Section 39-8.10B.	48 inches
Maximum size	10% of the wall area, for each wall where signs are placed	32 square feet per sign	6 square feet	2 square feet per linear foot of building width	30 inches deep, 30 inches wide
Maximum number	No maximum	2 per property	1 per tenant, per building wall	N/A	1 per business
Minimum setback	N/A	12 feet	Projecting signs shall not project more than 36 inches from the face of a building or wall and shall maintain a clearance of at least 8 feet from the public sidewalk.	Awnings, canopies, and marquees shall not project more than 48 inches from the face of a building or wall and shall maintain a clearance of at least 8 feet from the public sidewalk.	Shall be located on private property, within 1 foot of the building
Diagram					

NOTES:

- A** Wall signs shall be contained within the boundaries of the wall and shall not extend beyond the edge of the wall, nor above the roofline of a building.
- B** For wall signs, the distance between the face of the wall and the face of the sign shall not be more than 12 inches. If the distance is greater than 12 inches, the sign shall be considered a projecting sign.
- C** Reader boards are allowed on a wall or a freestanding sign, but not on both signs at one property.
- D** Signs shall be affixed flat to the face of the awning or canopy.
- E** Temporary movable freestanding signs shall be subject to the requirements of Section 39-8.07.
- F** Signs in a PUD Zone District will be allowed using the standards of this chart. See Section 39-8.02.

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 1 Toolboxes
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways

E. LDR, CNR, MDR and TNR Zone Districts. Signs in these zones are only allowed with nonresidential uses. **[Amended 12-1-2021 by Ord. No. 1805]**

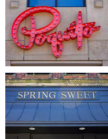

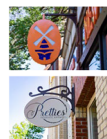



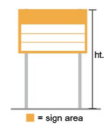
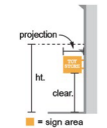

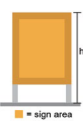
Regulation	Wall Sign A B C	Freestanding Sign ^C	Projecting Sign	Awning/Canopy/ Marquee ^D	Temporary Free-standing Sign ^E
Examples					
Maximum height	N/A	6 feet	N/A	N/A	48 inches
Maximum size	12 square feet	32 square feet per sign	6 square feet	2 square feet per linear foot of building width	30 inches deep, 30 inches wide
Maximum number	1 per street frontage	2 per property	1 per building wall	1 per face of the awning, canopy, or marquee	1 per property
Minimum setback	N/A	Signs less than 16 square feet shall be set back 10 feet from all property lines. Signs greater than 16 square feet shall be set back at the minimum setback for principal buildings in the zone district.	Projecting signs shall not project more than 36 inches from the face of a building or wall and shall maintain a clearance of at least 8 feet from the public sidewalk.	Awnings, canopies, and marquees shall not project more than 48 inches from the face of a building or wall and shall maintain a clearance of at least 8 feet from the public sidewalk.	Shall be located on private property, within 1 foot of the building
Diagram					

NOTES:

- ^A Wall signs shall be contained within the boundaries of the wall and shall not extend beyond the edge of the wall, nor above the roofline of a building.
- ^B For wall signs, the distance between the face of the wall and the face of the sign shall not be more than 12 inches. If the distance is greater than 12 inches, the sign shall be considered a projecting sign.
- ^C Reader boards are allowed on a wall or a freestanding sign, but not on both signs at one property.
- ^D Signs shall be affixed flat to the face of the awning or canopy.
- ^E Temporary movable freestanding signs shall be subject to the requirements of Section 39-8.07.
- ^F Signs in a PUD Zone District will be allowed using the standards of this chart. See Section 39-8.02.

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 10 Streets/ Sidewalks/ Driveways
- 5 Site Design Review Standards
- 4 Add'l Use Standards
- 9 General Standards
- 8 Signage
- 3 Form Based Code
- 7 Lighting
- 2 Zone Districts
- 6 Landscaping/ Green Inf.
- 1 Toolbox

F. HDR and MHR Zone Districts. [Amended 12-1-2021 by Ord. No. 1805]

Wall Sign					
Regulation	A B C	Freestanding Sign C	Projecting Sign	Awning/Canopy/ Marquee D	Temporary Free-standing Sign E
Examples					
Maximum height	N/A	6 feet	Projecting signs shall not project more than 36 inches from the face of a building or wall and shall maintain a clearance of at least 8 feet from the public sidewalk.	N/A	48 inches
Maximum size	12 square feet	32 square feet	6 square feet	2 square feet per linear foot of building width	30 inches deep, 30 inches wide
Maximum number	1 per street frontage	2 per property	1 per building wall	1 per face of the awning, canopy, or marquee	1 per building
Minimum setback	N/A	Signs less than 16 square feet shall be set back 12 feet from all property lines. Signs greater than 16 square feet shall be set back at the minimum setback for principal buildings in the zone district.	Projecting signs shall not project more than 36 inches from the face of a building or wall and shall maintain a clearance of at least 8 feet from the public sidewalk.	Awnings, canopies, and marquees shall not project more than 48 inches from the face of a building or wall and shall maintain a clearance of at least 8 feet from the public sidewalk.	Shall be located on private property, within 1 foot of the building
Diagram					

NOTES:

- A Wall signs shall be contained within the boundaries of the wall and shall not extend beyond the edge of the wall, nor above the roofline of a building.
- B For wall signs, the distance between the face of the wall and the face of the sign shall not be more than 12 inches. If the distance is greater than 12 inches, the sign shall be considered a projecting sign.
- C Reader boards are allowed on a wall or a freestanding sign, but not on both signs at one property.
- D Signs shall be affixed flat to the face of the awning or canopy.
- E Temporary movable freestanding signs shall be subject to the requirements of Section 39-8.07.
- F Signs in a PUD Zone District will be allowed using the standards of this chart. See Section 39-8.02.

11 Subdivision of Land

12 Processes/ Admin.

13 Non-conformities

14 Definitions

6 Landscaping/ Green Inf.

7 Lighting

8 Signage

9 General Standards

10 Streets/ Sidewalks/ Driveways

1 Toolbox

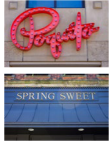

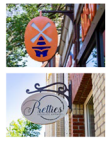



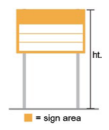
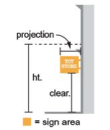

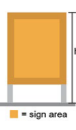
2 Zone Districts

3 Form Based Code

4 Add'l Use Standards

5 Site Design Review Standards

G. I Zone District. [Amended 12-1-2021 by Ord. No. 1805]

Regulation	Wall Sign A B C	Freestanding Sign ^C	Projecting Sign	Awning/Canopy/ Marquee ^D	Temporary Free- standing Sign ^E
Examples					
Maximum height	N/A	10	Projecting signs shall not project more than 36 inches from the face of a building or wall and shall maintain a clearance of at least 8 feet from the public sidewalk.	Awnings, canopies, and marquees shall not project more than 48 inches from the face of a building or wall and shall maintain a clearance of at least 8 feet from the public sidewalk.	48 inches
Maximum size	10% of the wall area, for each wall where signs are placed	75 square feet per sign	6 square feet	2 square feet per linear foot of building width	30 inches deep, 30 inches wide
Maximum number	No maximum	1 sign if 300 feet or fewer of frontage; 2 signs if more than 300 feet of frontage	1 per storefront or 1 per street frontage if building does not have storefronts	1 per face of the awning, canopy, or marquee	1 per business
Minimum setback	N/A	The principal building setback in the zone district	Projecting signs shall not project more than 36 inches from the face of a building or wall and shall maintain a clearance of at least 8 feet from the public sidewalk. Awnings, canopies, marquees, and projecting signs that extend over the public right-of-way shall comply with Section 39-8.10B.	Awnings, canopies, and marquees shall not project more than 48 inches from the face of a building or wall and shall maintain a clearance of at least 8 feet from the public sidewalk.	Shall be located on private property, within 1 foot of the building
Diagram					

NOTES:

- A** Wall signs shall be contained within the boundaries of the wall and shall not extend beyond the edge of the wall, nor above the roofline of a building.
- B** For wall signs, the distance between the face of the wall and the face of the sign shall not be more than 12 inches. If the distance is greater than 12 inches, the sign shall be considered a projecting sign.

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

- C Reader boards are allowed on a wall or a freestanding sign, but not on both signs at one property.
- D Signs shall be affixed flat to the face of the awning or canopy.
- E Temporary movable freestanding signs shall be subject to the requirements of Section 39-8.07.
- F Signs in a PUD Zone District will be allowed using the standards of this chart. See Section 39-8.02.

H. PUD Planned Unit Development Zone District (Section 39-5.10). [Amended 2-2-2022 by Ord. No. 1812]

1. Signs shall generally comply with the sign requirements of the closest zone district. The Planning Commission may approve variations when rationale is provided.
2. Professional sign specifications shall be included with a PUD application to be reviewed and approved by the Planning Commission.
3. A sign permit shall be obtained from the Zoning Administrator prior to erecting signage.
4. PUD Zones created prior to UDO. Signage shall be installed as approved by the Planning Commission in the original development plan or subsequent modifications. Requested signage that does not meet the requirements of the development plan shall be reviewed by the planning staff and the original development plan modified. Significant or substantial signage changes shall be referred to the Planning Commission for approval.

I. ED Education Zone District. All signs in the ED Zone District shall require a permit, unless otherwise exempted. Signs shall have no height or area restrictions and have a zero setback from the property line. Signs in this zone district are intended primarily to be of such size, scale and location to serve this pedestrian-oriented community.

Sec. 39-8.05. Additional signs permitted in commercial and industrial districts. [7-21-2021 by Ord. No. 1796]

The following signs are permitted in the NMU, CMU, RMU, GMU, I, A, and F Zone Districts, in addition to those described in Section 39-8.04. These signs shall also be permitted in the PUD Zone District, unless specifically prohibited by the PUD agreement.

- A. Temporary signs. Temporary displays containing pennants, streamers, banners, balloons, balloon signs, feather signs and other similar temporary signs are allowed, subject to a sign permit, provided that:
 1. They shall not be displayed for more than 14 consecutive days.
 2. No more than two permits will be issued per calendar year, per parcel of land.
 3. Size and location: Signs shall comply with yard and height requirements for

11 Subdivision of Land	11
12 Processes/ Admin.	12
13 Non-conformities	13
14 Definitions	14
1 Toolboxes	1
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5
6 Landscaping/ Green Inf.	6
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10

similar *signs* in the *zone district*.

- B. Drive-thru restaurant signs. Additional *signage* is allowed for *drive-thru restaurants* with the following standards:
 1. Maximum 32 square feet per *sign*.
 2. Shall not be readable from the public *right-of-way*.
 3. Speakers shall be directed away from residential uses.
- C. Neighborhood commercial district identifier sign. A *sign* used for the purpose of identifying an established neighborhood commercial area shall be permitted with the following standards:
 1. The neighborhood commercial area shall be comprised of two or more storefront businesses on two or more separate *properties*.
 2. The size, type, and location of the *sign(s)* is compatible with the neighborhood commercial district in which the *signs* will be located.
 3. The *signs* will enhance the identification of the established neighborhood commercial area and benefit all businesses.
 4. Maximum of two *signs* of similar design, located in or near the established neighborhood commercial area.
 5. *Signs* shall be located on private *property*.
 6. *Freestanding signs* shall not exceed a maximum of six feet in height and 25 square feet in area and shall not create a visibility hazard for motorists or pedestrians.
 7. Wall signs shall not exceed a maximum of 25 square feet in area and shall be placed on the front facade or side of a *building*.
- D. Directional signage at commercial or industrial complexes. Additional *signage* may be installed for the purpose of directing traffic, in addition to other allowed *signs*, with the following standards:
 1. The *property* shall contain two or more commercial/industrial *buildings*.
 2. *Signs* shall be placed at the interior of the *parcel* and shall not be readable from the public right-of-way.
 3. One *sign* is permitted per *property*.
 4. Maximum size: 12 square feet.

Sec. 39-8.06. Illuminated and electronic signs. [7-21-2021 by Ord. No. 1796]

- A. All *signs* may be internally or externally illuminated, except for *movable freestanding signs*. If externally illuminated, the source of light shall be enclosed

11 Subdivision of Land	11
12 Processes/ Admin.	12
13 Non-conformities	13
14 Definitions	14
6 Landscaping/ Green Inf.	6
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10
1 Toolbox	1
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5

and directed to prevent light from shining directly onto traffic or residential *properties*.

- B. *Signs* shall not scroll, flash, blink, oscillate, or have any other appearance of movement.
- C. Electronic reader board signs.
 - 1. Electronic *reader board signs*, otherwise known as "electronic message centers" (EMCs), shall have an instantaneous change between messages, with a minimum seven-second delay between displays.
 - 2. Electronic *reader board signs* are not permitted within the CDT, NDT, EDT, WDT, and CENT Subdistricts of the F Zone District.
 - 3. Electronic *reader board signs* are permitted on a *wall or freestanding sign*, but not on both *signs* at one property.
 - 4. *Glare* shall be reduced and/or minimized in such a manner as to maintain an appropriate level of contrast during the day and at night.

Sec. 39-8.07. Temporary movable freestanding signs. [7-21-2021 by Ord. No. 1796]

- A. Standards.
 - 1. Attachment. The *sign* shall not be attached to a *building*, secured to the ground, nor permanently attached to any element, including, but not limited to, trees, *signs*, light poles, planters, etc.
 - 2. Location. A *movable freestanding sign* shall be placed within one foot of the *building* that contains the business using the *sign*. The *sign* may be placed on private property or within the public *right-of-way*.
 - 3. Clear public sidewalk. There shall be provided at all times, an unobstructed, straight public sidewalk aisle of six feet in width. A *movable freestanding sign* shall not be placed in a manner that obstructs or impedes pedestrian traffic or sidewalk plowing/cleaning or creates a visibility hazard for vehicular, bicycle, and/or pedestrian traffic.
 - 4. Construction. All *movable freestanding signs* shall be constructed of wood, metal, or other similarly durable material approved by the Community and Neighborhood Services Department (CNS). *Movable freestanding signs* shall have adequate support to prevent tipping or movement of the *sign* and shall not present a tripping hazard to pedestrians.
 - 5. Illumination. *Movable freestanding signs* shall not be illuminated.
- B. Limitations on display.
 - 1. *Movable freestanding signs* shall be displayed only during the hours in which

11 Subdivision of Land	11
12 Processes/ Admin.	12
13 Non-conformities	13
14 Definitions	14
6 Landscaping/ Green Inf.	6
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10
1 Toolbox	1
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5

the business it promotes is open. The entire *sign structure*, including *sign* panel and supporting *structure*, shall be removed and placed indoors during those hours not on display.

2. In the CDT, NDT, EDT, WDT, and CENT Subdistricts of the F *Zone District*, *movable freestanding signs* shall not be displayed one hour before a Tulip Time Festival parade, during such parade, and one hour after such parade.

Sec. 39-8.08. Design Review Board (DRB). [7-21-2021 by Ord. No. 1796]

- A. All *signs* in the CDT, NDT, EDT, WDT, and CENT Subdistricts of the F Zone District, except *movable freestanding signs*, shall be approved by the Design Review Board (DRB).
- B. Standards for DRB sign approval. Prior to the issuance of a permit, the DRB shall find that all of the following standards are met, and shall document the findings. Findings of the DRB are advisory and may be appealed to the *Board of Appeals*. For purposes of interpretation, the DRB shall use local *design guidelines*, as may be amended, and the context of surrounding *buildings* and *signage* in determining whether a proposed *sign* meets the following standards.
 1. A *sign* shall be consistent with the architectural characteristics of the *building* upon which it is placed.
 2. A *sign* shall not in any way obstruct or destroy unique architectural features of the *building* upon which it is placed nor of surrounding *buildings*.
- C. Additional authority. The DRB shall also have the power to do the following within the CDT, NDT, EDT, WDT, and CENT Subdistricts of the F *Zone District*:
 1. Waivers. Waive certain requirements for the following types of *signs*:
 - a. Wall signs. This type of *sign* may be larger than 32 square feet or located above the second floor windowsill if the DRB determines that based on the size, scale and/or architectural features of the building, the proposed size and/or location is compatible with the architecture of the *building* and surrounding area. **[Amended 10-20-2021 by Ord. No. 1804]**
 - b. Awning, canopy, marquee signs. These *signs* may be located above the second floor windowsill, or may project more than four feet beyond the face of a *building*, if the DRB determines that the proposed location is compatible with the architecture of the *building* and surrounding area.
 - c. Projecting signs. These *signs* may be located above the second floor windowsill if the DRB determines that the proposed location is compatible with the architecture of the *building* and surrounding area.
 2. Sign calculations. The DRB shall limit the total area of all *signs* added together, so that the total *signage* on a wall face does not exceed two square feet per linear foot of *building wall* width. *Freestanding signs, movable*

11 Subdivision of Land	12 Processes/ Admin.	13 Non-conformities	14 Definitions
6 Landscaping/ Green Inf.	7 Lighting	9 General Standards	10 Streets/ Sidewalks/ Driveways
1 Toolbox	2 Zone Districts	3 Form Based Code	5 Site Design Review Standards
		8 Signage	

freestanding signs, temporary signs, and flags shall not be included in this calculation.

- 3. Approved signs not specifically listed. *Sign* types that are not specifically listed in Section 39-8.04 may be permitted by the DRB, provided that they meet the following criteria:
 - a. Determination of similar sign type. The DRB shall determine which type of *sign* listed in Section 39-8.04 is most similar to the *sign* being proposed.
 - b. Size. The maximum area of the proposed *sign* shall not exceed the maximum for the most similar *sign* type determined in Section 39-8.08C.3.
 - c. Number of signs. The maximum number of *signs* shall not exceed the maximum for the most similar *sign* type determined in Section 39-8.08C.3.a.
 - d. Compliance with all other requirements. The *sign* shall not violate any provision of this article, other than not being listed as a permitted *sign* type in Section 39-8.04.

Sec. 39-8.09. Prohibited signs. [7-21-2021 by Ord. No. 1796]

The following signs are prohibited:

- A. Pennants, streamers, *banners, balloons, or feather signs* as *permanent signs*. These *signs* shall be permitted in some cases as *temporary signs* (Section 39-8.05A).
- B. *Signs* that employ any flashing, moving, oscillating, blinking, or variable intensity light, such as rolling, fading, moving, or animated parts that are designed to give the appearance of movement.
- C. Roof signs.
- D. Billboards and off-premises advertising signs.
 - 1. Multitenant *signs* located on a shared access drive shall not be considered off-premises *signs*.
 - 2. Conforming *signs* that have subsequently been separated from their original *parcel* may continue to be used as originally intended and shall not be considered off-premises *signs*.
 - 3. Joint signage. Adjacent *property owners* may enter into a written agreement to have joint *signage*. Such *signage* shall not be considered off-premises. No additional *sign* area for any individual *property* shall be granted due to a joint *signage* agreement.
- E. A business that has been closed for 60 consecutive days shall ensure that all of their

11 Subdivision of Land	11
12 Processes/ Admin.	12
13 Non-conformities	13
14 Definitions	14
6 Landscaping/ Green Inf.	6
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10
1 Toolbox	1
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5

signs are removed from the *property*.

- F. Any *vehicle* (including trailers) with the primary function of acting as a *sign*, unless a *temporary sign* permit has been issued.
- G. Any *sign* not specifically permitted by this article, except as permitted by the DRB in the CDT, NDT, EDT, WDT, and CENT Subdistricts of the F *Zone District*.

Sec. 39-8.10. General sign provisions. [7-21-2021 by Ord. No. 1796]

- A. Sign erector's license. A *sign* installer shall obtain an annual *sign* erector's license from the City Clerk prior to installing any *permanent sign* that has a vertical height greater than the horizontal *setback* from any *property line*.
 - 1. Applications shall include public liability and *property* damage insurance documentation in the amounts specified in Chapter 2 of the City Code of Ordinances. Every policy of insurance required by this section shall bear an endorsement to the effect that the insurer shall notify the licensee and the City Clerk in writing at least 10 days prior to the expiration of such policy.
 - 2. The City may proceed with legal action to suspend or revoke the license if the licensee shall at any time fail to comply with the provisions of this article or shall fail to comply with any written directions of the *Building* Official and Zoning Administrator, based upon the provisions of this article.
- B. Revocable license agreement required for signs projecting over right-of-way. *Projecting signs, awnings, canopies, and marquees* which extend over the City *right-of-way* shall have a clear space of eight feet from the bottom of the *structure* to the ground. A revocable license agreement from *City Council* is required prior to obtaining a permit. The following are exceptions to this requirement:
 - 1. *Flags* projecting over the *right-of-way* shall be attached to the wall of the *building* at least six feet above the adjacent *grade*, shall not project more than three feet from the face of the wall, and shall maintain a clear space of eight feet from the bottom of the *flag* to the ground.
 - 2. Temporary movable freestanding signs.
- C. Light poles, utility poles, or another supporting member of a *building* or *property* shall not be used for the placement of any *sign* unless the *owner* of the pole or supporting member has given permission for such use and the *sign* conforms to all requirements of this article.
- D. A *sign* shall not be erected in any place where it may, by reason of its position, shape, color, or other characteristic, interfere with, obstruct the view of, or be confused with any authorized traffic *signs*, signal, or device, or constitute a nuisance.
- E. Adverse impact of article. Any person adversely affected by the provisions of this article, with the exception of those provisions relating to licensing and permits, may

11 Subdivision of Land	11
6 Landscaping/ Green Inf.	6
12 Processes/ Admin.	12
1 Toolbox	1
2 Zone Districts	2
7 Lighting	7
3 Form Based Code	3
8 Signage	8
13 Non-conformities	13
4 Add'l Use Standards	4
9 General Standards	9
14 Definitions	14
5 Site Design Review Standards	5
10 Streets/ Sidewalks/ Driveways	10

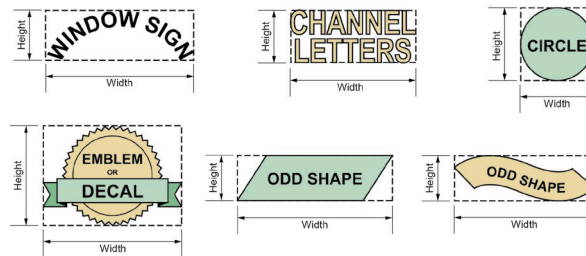
apply for a *variance* from the *Board of Appeals* as described in Section 39-12.12C.

- F. Savings clause. If any section, subsection, sentence, clause, or phrase of this article is for any reason held to be invalid, such invalidity shall not affect the validity or enforceability of the remaining portions of this article. The *City Council* hereby declares that it would have adopted this article in each section, subsection, sentence or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

Sec. 39-8.11. Units of measurement. [7-21-2021 by Ord. No. 1796]

Signs shall be measured as follows:

- A. A single-faced *sign* shall be measured within a single, continuous perimeter composed of either the smallest square, rectangle, or circle which encloses the extreme limits of writing, representation, emblem, logo, frame (if part of the sign), or any other figure of similar character.



- B. Framing around a *sign* shall be included in the overall *sign* calculation if it is an integral material or color to the *sign*. An "integral material" shall be one that is part of the specific *sign*, rather than an architectural detail or a *sign* frame that could remain in place even if the *sign* was replaced by another *sign*.
- C. The support *structure* of a *sign* shall not be included in the overall area.
- D. A multifaced *sign* shall be calculated by measuring each *sign face* and adding them together.
- E. If two sign faces are placed back-to-back, this shall be measured and counted as one sign. If one of the *sign faces* is larger, the *sign* area shall be calculated using the larger of the two faces.
- F. If two *sign faces* are placed back-to-back and separated by more than a forty-five-degree angle, each face shall be calculated independently, and they shall be counted as a multi-faced *sign*.
- G. The height of a *sign* shall be measured as the vertical distance from the highest point of the *sign* to the *grade* of the ground immediately beneath the sign.
- H. The *setback* of a *sign* shall be measured from the leading edge of the *sign* to the property line.

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 10 Streets/ Sidewalks/ Driveways
- 5 Site Design Review Standards
- 9 General Standards
- 4 Add'l Use Standards
- 8 Signage
- 3 Form Based Code
- 7 Lighting
- 2 Zone Districts
- 6 Landscaping/ Green Inf.
- 1 Toolbox

Sec. 39-8.12. Maintenance of signs. [7-21-2021 by Ord. No. 1796]

- A. All signs shall be maintained free of peeling paint or paper, sun fading, staining, rust, or other conditions which impair the legibility of such *sign*. Routine maintenance shall not require a permit. Exact replacement of faded or worn letters, and similar repairs, shall be considered routine maintenance.
- B. Any *signs* permitted by the provisions of this article, including all supports, braces, guys, and anchors, shall be maintained in conformance with this article and in such a manner so as not to cause a hazard to the public.

Sec. 39-8.13. Nonconforming signs. [7-21-2021 by Ord. No. 1796]

- A. *Nonconforming signs* may not be expanded, enlarged, or extended; however, they may be maintained and repaired to continue the useful life of the *sign*.
- B. A *nonconforming sign* may be diminished in size, and may have the message or design changed.
- C. Any *nonconforming sign, sign structure,* or frame substantially destroyed by neglect, deterioration, fire, accident, or other casualty loss (50% or more) shall not be restored or rebuilt unless it conforms to this article.
- D. A *nonconforming sign* removed for maintenance or repair, with a permit, shall be reinstalled within 90 days.

Sec. 39-8.14. Violations and penalties. [7-21-2021 by Ord. No. 1796]

- A. Unsafe *signs*. If the Zoning Administrator determines any *sign* is unsafe or constitutes a hazard to the public, such as obstructing vision of *vehicle* drivers or pedestrians, they may have the *sign* removed or require its immediate removal.
- B. *Signs* in violation of *UDO*. If the Zoning Administrator determines any *sign* has been constructed, erected, or maintained in violation of the provisions of this article, they may have the *sign* removed or require its immediate removal.
- C. Unauthorized *signs* on public *property*. Any *sign* placed or erected in a public *right-of-way* or other public land, without being specifically approved, shall be deemed an unlawful *sign*. The City shall remove such *sign* or require its immediate removal, and shall not be required to notify any party of the removal of the *sign* in advance.
- D. Civil infraction. A person who violates or fails to comply with a notice to remove the *sign* under this article is responsible for a Class II civil infraction and is subject to the civil fines set forth in the schedule of fees and charges adopted in Chapter 2 of the Code of Ordinances or any other fee that may be imposed by the court. Each act of violation and each day upon which such violation occurs shall constitute a separate violation.

11 Subdivision of Land	11
6 Landscaping/ Green Inf.	6
12 Processes/ Admin.	12
1 Toolbox	1
2 Zone Districts	2
7 Lighting	7
3 Form Based Code	3
8 Signage	8
13 Non-conformities	13
9 General Standards	9
4 Add'l Use Standards	4
14 Definitions	14
10 Streets/ Sidewalks/ Driveways	10
5 Site Design Review Standards	5

11 Subdivision of Land	12 Processes/ Admin.	13 Non-conformities	14 Definitions	
6 Landscaping/ Green Inf.	7 Lighting	8 Signage	9 General Standards	10 Streets/ Sidewalks/ Driveways
1 Toolbox	2 Zone Districts	3 Form Based Code	4 Add'l Use Standards	5 Site Design Review Standards

ARTICLE 39-9
General Standards

Sec. 39-9.01. Intent. [7-21-2021 by Ord. No. 1796]

The intent of this article is to provide general regulatory *zoning* requirements for all *zone districts*, or specified *zone districts*, to ensure orderly *development*. Specifically, this section includes the following regulations:

- A. *Off-street parking* and loading requirements (Section 39-9.02), in order to ensure that all land *uses* in the City are provided with an appropriate amount of *parking*, and that *parking lots* are designed and maintained to be safe, sustainable, and attractive. Sufficient *parking* is necessary to ensure economic viability and efficient mobility, but excess *parking* *degrades* the built environment, creates safety hazards for pedestrians, bicyclists, and *vehicles*, and damages the natural environment. In addition to the standards in Section 39-9.02, required *parking spaces* by use and zone district can be found in Article 39-2.
- B. Bicycle parking requirements. (Section 39-9.03), in order to ensure that bicycle *parking* is provided to support land *uses* throughout the City. The use of bicycles for transportation reduces automobile congestion and greenhouse gas emissions, while also providing exercise and recreation for City residents. Therefore, *UDO* encourages increased bicycle usage by requiring bicycle *parking* for certain uses, just as automobile *parking* is required. In addition to the standards in Section 39-9.03, required bicycle *parking spaces* by use and *zone district* can be found in Article 39-2.
- C. *Principal dwelling units* (Section 39-9.04), in order to ensure that housing in the City is safe, sanitary, and built to modern standards, while encouraging a variety of housing types to be constructed. The provisions in Section 39-9.04 support other standards throughout *UDO* regarding the *development* of housing in the City.
- D. *Accessory structures* requiring *setbacks* (Section 39-9.05), in order to establish clear regulations for the construction of *accessory structures*. *Accessory structures* serve an important function in a variety of land uses, especially residential and industrial uses, but regulations are needed to ensure they are located and designed to promote safety and efficient use of land and not to create burdens on neighboring properties.
- E. *Accessory structures* allowed in required *setbacks* (Section 39-9.06), in order to establish clear regulations for the construction of certain types of *accessory structures* that, by their form or function, require separate regulations from those found in Section 39-9.05.
- F. *Accessory dwelling units* (ADUs) (Section 39-9.07), in order to establish clear regulations for the construction of *dwelling units* within *accessory structures*. *Accessory dwelling units* are an important aspect of the housing market, allowing for additional housing units (frequently at an attainable price point) within neighborhoods, without altering community character. However, *accessory dwelling units* must be regulated to ensure that they are safe, meet standards for modern residential dwellings, and do not negatively impact neighboring properties.

11 Subdivision of Land	13 Processes/ Admin.	13 Non-conformities	14 Definitions
6 Landscaping/ Green Inf.	7 Lighting	8 Signage	9 General Standards
1 Toolbox	2 Zone Districts	3 Form Based Code	4 Add'l Use Standards
			5 Site Design Review Standards
			10 Streets/ Sidewalks/ Driveways

- G. *Fences* (Section 39-9.08), in order to establish clear regulations for the construction of *fences* throughout the City. *Fences* create privacy and security and can be an attractive addition to the built environment. However, if not properly designed, they can also create negative impacts on surrounding properties.
- H. Infill design review standards (Section 39-9.09), in order to protect the essential character of Holland's neighborhoods, and meet the intent described in Section 39-9.09A.
- I. Fair housing accommodation standards (Section 39-9.10), in order to meet the intent described in Section 39-9.10A and ensure that the regulations of *UDO* do not infringe on the right of residents with disabilities to have their housing units adapted to their needs.
- J. Boarders (Section 39-9.11), in order to meet the intent described in Section 39-9.11A by creating regulations to allow *owners* of *dwelling units* to rent out individual bedrooms, while ensuring that safe housing conditions and neighborhood character are preserved.
- K. *Essential services* (Section 39-9.12), in order to ensure that *essential services*, as defined in Section 39-9.12A, are provided efficiently to residents of the City, and that the regulations of *UDO* are not an impediment to the orderly and safe provision of those services.
- L. Medical marihuana (Section 39-9.13), in order to protect the rights of residents under the Michigan Medical Marihuana Act of 2008,¹⁰ while protecting neighborhood character and preventing negative impacts on neighboring properties. Section 39-9.13 clarifies the *zoning* status of *uses* authorized by Public Act 281 of 2016 and Initiated Law 1 of 2018.

Sec. 39-9.02. Off-street parking and loading requirements. [7-21-2021 by Ord. No. 1796]

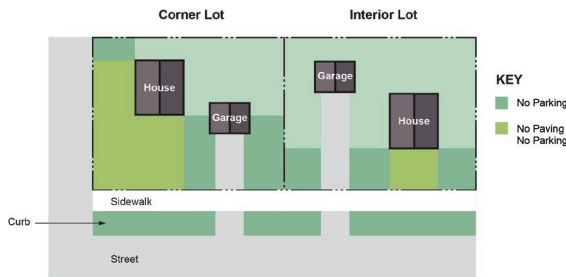
- A. *Parking* for residential dwellings with one to four units.
 - 1. Number of spaces required. Each required parking space shall be independently accessible. The number of required *parking spaces* shall be determined in accordance with each *zone district*; Article 39-2. **[Amended 10-20-2021 by Ord. No. 1804]**
 - 2. Location. All required *parking spaces* shall be located on the property. ED and F *Zone Districts* are exempt from this requirement.
 - 3. *Front yard. Vehicles* in *front yards* shall be parked on a conforming or legal *nonconforming* driveway or *parking space*. For *corner lots*, both street frontages shall be considered *front yards*.
 - 4. No parking between structure and right-of-way. *Parking* areas in *front yards*

11 Subdivision of Land
12 Processes/ Admin.
13 Non-conformities
14 Definitions
6 Landscaping/ Green Inf.
7 Lighting
8 Signage
9 General Standards
10 Streets/ Sidewalks/ Driveways
1 Toolbox
2 Zone Districts
3 Form Based Code
4 Add'l Use Standards
5 Site Design Review Standards

10. Editor's Note: See MCLA § 333.26421 et seq.

shall not be located between a residential *structure* and the street *right-of-way*, or in the front corner on a *corner lot*. Exceptions: A driveway to a *vehicle* entrance of a garage; an expanded driveway width or turnaround when set back a minimum of 25 feet from the *property line*.

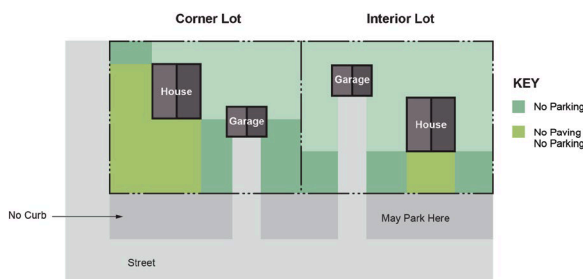
Parking Areas with Sidewalk and Curb



Parking Areas with Sidewalk and No Curb



Parking Areas without Sidewalk and Curb

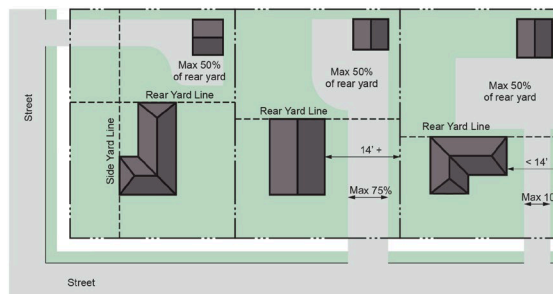


5. Durable surface. All driveways and *parking* areas shall be paved with a *durable surface*. For driveways over 200 feet long that serve only one *dwelling unit*, only the 200 feet of driveway closest to the street shall be paved. Exceptions: Recreational *vehicles* parked in side and *rear yards* and *vehicles* that are stored and not driven on a regular basis do not need to be parked on a *durable surface*.
6. Permitted vehicles. *Parking* shall be limited to the following *vehicles*:
 - a. Passenger motor *vehicles* that accommodate fewer than 10 passengers.
 - b. Motorcycles.
 - c. Recreational *vehicles*.

11 Subdivision of Land	11
12 Processes/ Admin.	12
14 Definitions	14
10 Streets/ Sidewalks/ Driveways	10
5 Site Design Review Standards	5
4 Add'l Use Standards	4
9 General Standards	9
13 Non-conformities	13
8 Signage	8
7 Lighting	7
3 Form Based Code	3
2 Zone Districts	2
1 Toolbox	1

- d. Trucks or buses not exceeding two tons in carrying capacity.
- 7. TNR Zone District only. Residential properties in the TNR Traditional Neighborhood Residential *Zone District* shall be subject to the following requirements: **[Amended 2-2-2022 by Ord. No. 1812]**
 - a. Vehicles must be parked on an approved durable surface or existing driveway.
 - b. Rear and side yard paving.
 - 1) Rear yard: up to 50% paving.
 - 2) Side yard: up to 75% paving in one *side yard* only. For a *side yard* less than 14 feet in width, paving may be a maximum 10 feet wide.
 - 3) Corner lots: up to 50% paving in secondary street yards and *rear yards*. Paving shall be set back a minimum of 10 feet from a street *right-of-way* line except for a driveway connecting to the street.
 - c. Hope Neighborhood Overlay District. Properties in the Hope Neighborhood Overlay District with more than 50% paving in the rear yard shall provide a *fence* or adequate *landscaping* to reduce the *glare* of headlights onto neighboring properties. See Section 39-2.21, Hope Neighborhood Overlay District and Section 39-9.08, *Fences*.

TNR Side and Rear Paving



- B. Parking for all uses other than residential dwellings with one to four units.
 - 1. Parking spaces required. Each required parking space shall be independently accessible. The number of required *parking spaces* shall be determined in accordance with each *zone district*. See Article 39-2. Requirements may be modified under certain circumstances by the *approving authority*. **[Amended 10-20-2021 by Ord. No. 1804]**
 - 2. Durable surfaces. All *parking* areas, access lanes, driveways, *loading areas*, and other *vehicle* maneuvering areas shall be paved with a *durable surface*.
 - 3. Setback requirements. All *off-street parking spaces* and drive aisles shall be set back a minimum of 10 feet from all *property lines* when adjacent to a residential *zone district*.

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

- a. The *approving authority* may reduce the *setback* to a minimum of five feet from a *side or rear property line* when a six-foot *fence* or approved vegetative *screening* is erected along the *property line*. **[Amended 2-2-2022 by Ord. No. 1812]**
 - b. A setback shall not be required if:
 - 1) Adjacent *uses* are both nonresidential or *mixed use*; or
 - 2) There are shared driveways or aisles connecting two or more properties not less than 30 feet in width.
4. Parking spaces and drive aisles.
- a. *Off-street parking* facilities containing four or more spaces shall be designed, constructed, and maintained in accordance with the following requirements:
 - 1) Parking space size.
 - a) Width: minimum of eight feet.
 - b) Area: minimum of 160 square feet.
 - 2) Drive aisle widths.
 - a) One-way: 12 feet minimum.
 - b) Two-way: 24 feet minimum.
5. Side yard parking in NMU and RMU Zone Districts and the following F subdistricts: NDT, EDT, WDT, RM, and WASH (28th Street to 31st Street). *Parking lots* located on the side of new *principal buildings* shall be minimized to provide for a walkable character without large *parking lots* separating *uses*. The following requirements shall be met:
- a. *Parking* shall only occur on one side of the *building*;
 - b. The *parking lot* shall be a maximum of 44 feet in width to accommodate a twenty-four-foot-wide, two-way aisle and one row of *parking*.
6. Striping of parking lots. *Parking spaces* shall be striped per the approved *site plan* and in compliance with ADA requirements for barrier-free *parking spaces*. The striping shall be maintained to be visible to drivers.
7. Pedestrian circulation in parking lots. *Parking lots* shall accommodate direct and continuous pedestrian circulation, clearly divided from vehicular areas. Pedestrian crosswalks shall be provided and integrated into the pedestrian circulation network providing direct connections from sidewalks to the *building* entrance.

11 Subdivision of Land	11
12 Processes/ Admin.	12
13 Non-conformities	13
14 Definitions	14
6 Landscaping/ Green Inf.	6
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10
1 Toolbox	1
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5



8. Curbs and wheel stops in parking lots. Curbs shall generally be required unless a landscape island or perimeter landscape area is used for stormwater detention or unless otherwise approved by the *approving authority*. If a curb is not installed, wheel stops shall be required to keep *vehicles* parked entirely on the pavement.
9. Parking rows and landscape islands. A landscape island shall be installed a minimum of every 20 *parking spaces*. These *parking lot* islands shall include a minimum of one *tree*. See Section 39-6.02.
10. Shared parking facilities. *Off-street parking* for separate *buildings* or *uses* is encouraged to be shared. The minimum *parking* requirement shall be the combined minimum requirement for the proposed uses (See Article 39-2.) minus 20% of the total. *Mixed-use buildings* shall also use this section to compute their *parking* requirement.
11. Parking lot access management is encouraged and may be required. See Section 39-10.05D.4.
12. Electric vehicle charging stations: may be located in any *parking lot*, as long as the required dimensions and number of spaces are maintained within the *lot*.



13. Paved parkways for four or more attached dwelling units. Paved parkways, located in the public *right-of-way*, may be approved by the *approving authority* for additional *parking*, beyond what is required *on-site*.
 - a. See Chapter 18, Motor *Vehicles* and Traffic, Section 18-28(c), for criteria.
 14. Commercial vehicles. Commercial *vehicles* and heavy equipment shall only be parked on *lots* where such *vehicles* are utilized as part of the primary use.
- C. Loading and unloading space requirements for commercial or industrial uses.
1. Location. Loading spaces shall be clearly defined, paved with a *durable surface*, and located to the rear or side of a *building*. Loading/unloading

11 Subdivision of Land
12 Processes/ Admin.
13 Non-conformities
14 Definitions
6 Landscaping/ Green Inf.
7 Lighting
8 Signage
9 General Standards
10 Streets/ Sidewalks/ Driveways
1 Toolbox
2 Zone Districts
3 Form Based Code
4 Add'l Use Standards
5 Site Design Review Standards

operations shall not negatively impact traffic circulation.

2. Storage prohibited. Nothing shall be stored in a required loading space.
3. Shared loading and unloading. Shared loading facilities may be substituted for individual loading spaces serving businesses on separate properties, provided that the following conditions are met:
 - a. Each business served shall have access to the shared *loading area*.
 - b. A *building* shall only be served by a shared *loading area* that is within 300 feet.
 - c. The *approving authority* may modify these conditions under certain circumstances.

Sec. 39-9.03. Bicycle parking (Section 39-5.09).¹¹ [7-21-2021 by Ord. No. 1796]

A. Intent. The intent of this section is to provide safe and adequate bicycle facilities for the temporary and long-term storage of bicycles at *uses* requiring administrative or *Planning Commission site plan* review. To accomplish this, this section specifies the required type, number, and location of bicycle *parking spaces* required on a *site*. These requirements are designed to promote and encourage the safety and general welfare of the community by:

1. Promoting an energy-efficient mode of transportation;
2. Encouraging a healthy lifestyle by promoting and accommodating the use of bicycles; and
3. Providing safe and adequate bicycle facilities for all types of bicycle users, including those who rely on bicycling as their primary mode of transportation.

B. Applicability.

1. Bicycle *parking* shall be provided for the following *developments* requiring an administrative or *Planning Commission site plan* review:
 - a. New *structure*.
 - b. *Structure* addition resulting in an increase in residential units of 20% or more.
 - c. *Structure* addition resulting in an increase in nonresidential *gross floor area* of 20% or more.
2. Exempt: multifamily *developments* where each attached *dwelling unit* is designated a private garage, carport, or *accessible* and secure storage space that is a minimum of 80 square feet in area.

11 Subdivision of Land	11
12 Processes/ Admin.	12
13 Non-conformities	13
14 Definitions	14
6 Landscaping/ Green Inf.	6
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10
1 Toolbox	1
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5

11. Editor's Note: The title of this section was amended 2-2-2022 by Ord. No. 1812.

C. Bicycle parking facility types. The *Bicycle Parking Space* Table in Section 39-9.03D.1 (and Article 39-2) specifies the number of public spaces required for short-term *parking* and the number or percentage of covered spaces required for long-term employee and/or resident *parking*. This subsection provides the definitions, standards, design requirements, and examples of each.

1. Short-term public bike parking facilities: bicycle parking facilities within 100 feet of the nearest publicly *accessible building* entrance of the use they are intended to serve. These spaces shall, at a minimum, be available to the public during business hours. These facilities shall also be required to meet the following requirements:

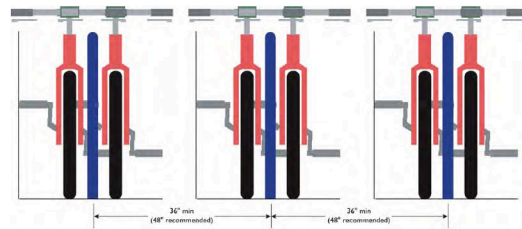
- a. Be located in outdoor, well-lit areas, clearly visible from the street.
- b. Be securely anchored to a *durable surface*.
- c. Each space shall be a minimum of two feet wide by six feet long, with a minimum vertical clearance of eight feet.
- d. A pedestrian-*accessible* walkway shall be provided between the outdoor bicycle *parking facility* and the primary *building* entrance. Public sidewalks may be used to meet this requirement.
- e. An aisle width of a minimum of five feet shall be provided adjacent to any bicycle *parking facility* to allow for bicycle maneuvering;
- f. This facility type may be located in *vehicle parking* areas but shall not conflict with traffic circulation.
- g. This facility type may be located in the public *right-of-way* upon approval of a revocable license agreement (RLA) by *City Council*.
- h. Bicycle rack design requirements. The short-term public bike parking facilities shall generally be designed as a bicycle rack unless otherwise approved by the *approving authority*. Bicycle racks shall adhere to the following standards:
 - 1) Inverted-U style racks or similar design is required.
 - 2) Racks shall be 36 inches from the base to the top of the rack and shall be a minimum 24 inches in length.
 - 3) Each rack shall provide each bicycle *parking space* with at least two points of contact for a standard bicycle frame and be designed to accommodate two bicycles.
 - 4) Racks shall be located at a minimum of two feet from any adjoining wall and a minimum of four feet from any street or back of curb.
 - 5) The rack shall have rounded, nonabrasive surfaces and corners.
 - 6) The facility shall be incorporated whenever possible into *building*

11 Subdivision of Land	11
12 Processes/ Admin.	12
13 Non-conformities	13
14 Definitions	14
6 Landscaping/ Green Inf.	6
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10
1 Toolbox	1
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5

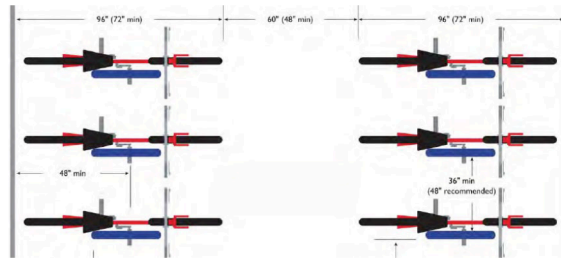
design and coordinated with the design of street furniture when provided (benches, lights, planters, and other pedestrian *amenities*).

- 7) Arranged in rows or in alignment. Bicycle racks shall generally be arranged either in rows (where bicycles are parked side-to-side) or in alignment (where bicycles are parked end-to-end). Where racks are arranged in rows, they shall be spaced a minimum of three feet apart on-center. Where racks are arranged in alignment, they shall be spaced a minimum of eight feet on-center. See figures below.

Bicycles Parked in Rows

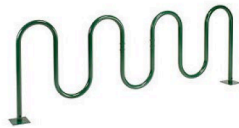
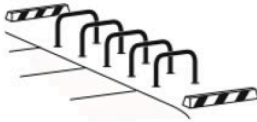
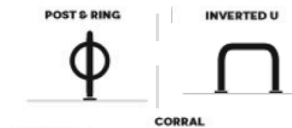
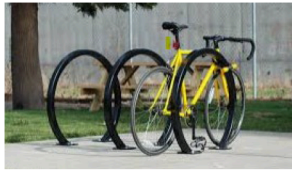


Bicycles Parked in Alignment



- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

i. Examples of permitted short-term bicycle racks.



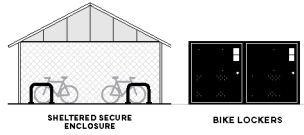
11 Subdivision of Land	12 Processes/ Admin.	13 Non-conformities	14 Definitions
6 Landscaping/ Green Inf.	7 Lighting	8 Signage	9 General Standards
1 Toolbox	2 Zone Districts	3 Form Based Code	4 Add'l Use Standards
			5 Site Design Review Standards
			10 Streets/ Sidewalks/ Driveways

- j. Examples of short-term bike racks not permitted.



2. Long-term bicycle parking facilities are covered spaces that provide long-term bicycle parking facilities that, at a minimum, reasonably shelter bicycles from the natural elements by locating them inside or under principal or *accessory structures*. Covered bicycle *parking* facilities shall:
 - a. Be required when the total number of required bike parking spaces equals five or greater.
 - b. Be permanently anchored to the ground or to a *structure*.
 - c. Be a minimum of eight feet above the surface it is attached to and shall, in the opinion of the *approving authority*, be designed to protect the bicycles in the event of inclement weather.
 - d. Not be located within the required *front yard setback*.
 - e. Be lockable where possible.
 - f. Be located within the required side or *rear yard setbacks*, provided that the facility is a minimum of three feet from the *property line*.
 - g. Design standards: shall meet the design standards specified in Section 39-9.03C.1.a through Section 39-9.03C.1.j.
 - h. Bicycle racks. The design of bicycle racks shall follow the standards specified in Section 39-9.03C.1.h.
 - i. Examples of long-term covered bicycle parking.

11 Subdivision of Land	12 Processes/ Admin.	13 Non-conformities	14 Definitions
6 Landscaping/ Green Inf.	7 Lighting	8 Signage	9 General Standards
1 Toolbox	2 Zone Districts	3 Form Based Code	4 Add'l Use Standards
			5 Site Design Review Standards
			10 Streets/ Sidewalks/ Driveways



Source: Association of Pedestrian and Bicycle Professionals



11 Subdivision of Land	12 Processes/ Admin.	13 Non-conformities	14 Definitions
6 Landscaping/ Green Inf.	7 Lighting	8 Signage	9 General Standards
1 Toolbox	2 Zone Districts	3 Form Based Code	4 Add'l Use Standards
			5 Site Design Review Standards
			10 Streets/ Sidewalks/ Driveways

- j. Examples of long-term covered bicycle parking not permitted.



D. Bicycle parking space standards. Bicycle *parking spaces* in bicycle parking facilities shall be provided in accordance with this table. A minimum of four public bicycle spaces shall be provided for all uses. See Article 39-2 Use and *Parking Tables* for the bicycle *parking space* standards per use and *zone district*.

- 1. Bicycle parking space table.

Use	Short Term Spaces	Long Term Spaces
Residential		
1 to 4 dwelling units	N/A	N/A
Manufactured housing, short-term rentals, or home-based businesses	N/A	N/A
Multifamily (5+ dwelling units) or mixed-use structures in the NMU, RMU, and F Zone Districts	4 spaces for public	1 per dwelling unit
Multifamily (5+ dwelling units) or mixed-use structures in the all other zone districts	4 spaces for public	1 per 2 dwelling units
Commercial/Industrial		
Retail, less than 75,000 square feet	1 per 4,000 square feet of building	20% of required spaces with 60% accessible to the public
Retail, greater than 75,000 square feet	1 per 12,500 square feet of building	20% of required spaces with 60% accessible to the public
Office/personal services/medical/dental clinic/hospital	1 per 5,000 square feet of building	20% of required spaces with 60% accessible to the public

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 10 Streets/ Sidewalks/ Driveways
- 5 Site Design Review Standards
- 9 General Standards
- 4 Add'l Use Standards
- 3 Form Based Code
- 8 Signage
- 7 Lighting
- 2 Zone Districts
- 1 Toolbox
- 6 Landscaping/ Green Inf.

Use	Short Term Spaces	Long Term Spaces
Restaurant/bar	1 per 2,000 square feet of building	20% of required spaces with 60% accessible to the public
Public lodging, bed-and-breakfast	1 per 10 rooms of building	20% of required spaces with 60% accessible to the public
Manufacturing	1 per 20,000 square feet of building	90% of required spaces with 5% accessible to the public
Warehousing	1 per 50,000 square feet	90% of required spaces with 5% accessible to the public
Properties located within a recognized commercial district	Determined by approving authority at time of application	Determined by approving authority at time of application
Other commercial/industrial uses	Determined by approving authority at time of application	Determined by approving authority at time of application
Civic, Public, Institutional		
Government/public uses	1 per 5,000 square feet of building	20% of required spaces with 60% accessible to the public
K-12 schools	2 per classroom	20% of required spaces with 60% accessible to the public
Religious institutions and event venues	1 per 20 seats	5% of required spaces with 75% accessible to the public
Bus, rail terminals/hubs	Spaces for 5% of projected peak A.M. period ridership	N/A
Other civic/public uses not listed	Determined by approving authority at time of application	Determined by approving authority at time of application

2. Shared bicycle parking facilities. For *sites* containing multiple uses or tenants or for uses on adjacent properties, a single bicycle *parking facility* may be provided as long as the total number of bicycle *parking spaces* provided is equal to or greater than the sum of all of the separate uses combined, and the bicycle *parking facility* is located within 200 feet of each participating *structure* or property. Agreements to share such facilities shall be evidenced to the *approving authority* by a deed, lease, contract, reciprocal *easement*, or similar written instrument establishing the shared use, and including ongoing maintenance.
3. Additional bicycle parking space determination standards.
 - a. Where no requirement is designated and the use is not comparable to any of the listed uses, bicycle *parking* requirements shall be determined by the *approving authority* based on the capacity of the facility and its associated uses.
 - b. When the calculation of required rate(s) yields a fractional value, the fraction shall be rounded to the nearest whole number.
 - c. *Mixed-use developments* shall calculate the total number of required spaces using the appropriate use category for each use in the *development*.

11 Subdivision of Land

12 Processes/ Admin.

13 Non-conformities

14 Definitions

6 Landscaping/ Green Inf.

7 Lighting

8 Signage

9 General Standards

10 Streets/ Sidewalks/ Driveways

1 Toolbox

2 Zone Districts

3 Form Based Code

4 Add'l Use Standards

5 Site Design Review Standards

- d. *Developments* with multiple *buildings* shall calculate space requirements for each *building*.
 - e. For nonresidential uses, when the total number of spaces required equals four or fewer, the requirement may be met by providing solely publicly available short-term spaces.
4. Reduction of required vehicle spaces. The number of required *vehicle parking spaces* on a *site* may be reduced by one *vehicle parking space* for every four *bicycle parking spaces* installed on a *site* in compliance with this section. *Vehicle parking spaces* may not be reduced by more than 10% of the total number of required *vehicle parking spaces*.
- E. Waivers from bicycle parking requirements. The requirements in this section may be reduced or waived with approval by the *approving authority* to the extent that the *applicant* can demonstrate the requirement is unnecessarily stringent or impractical due to the characteristics of the:
- 1. Use, *structure*, or facility resulting in a reduced projected frequency of bicycle use; and/or
 - 2. *Site* or area preclude the installation of bicycle *parking* facilities.
- F. Existing public bicycle *parking* facilities provided by the City may be permitted to count towards a portion of the bicycle spaces required for nonresidential uses, as determined by the *approving authority*. To be eligible, the existing spaces shall be on the same block and on the same side of the street as the property. Eligibility shall be evaluated upon request by the *approving authority*.

Sec. 39-9.04. Principal dwelling units. [7-21-2021 by Ord. No. 1796]

- A. A *principal dwelling unit* includes *single detached dwelling units* as well as attached dwellings with one or more units. These *dwelling units* function as the *principal use* on a *site*. Characteristics of a single *dwelling unit* include: one mailbox, entrances to the dwelling enter common living space(s), full and equal access to all portions of the dwelling, no separate independent access to only one part of the dwelling, single utility connection for water/sewer/electric, smoke detectors are interconnected throughout the home on all floors, occupants form a single housekeeping group and there is only one lease for the swelling (if rented). **[Amended 2-2-2022 by Ord. No. 1812]**
- B. Detached dwelling units.
- 1. Gross floor area: 500 square feet minimum. This requirement may be waived in a planned unit *development* by the *approving authority*.
 - 2. Width: 22 feet minimum width measured horizontally along each building elevation excluding the garage. This requirement may be waived in a planned unit *development* by the *approving authority*. **[Amended 2-2-2022 by Ord. No. 1812]**

11 Subdivision of Land	12 Processes/ Admin.	13 Non-conformities	14 Definitions
6 Landscaping/ Green Inf.	7 Lighting	9 General Standards	10 Streets/ Sidewalks/ Driveways
1 Toolbox	2 Zone Districts	3 Form Based Code	4 Add'l Use Standards
			5 Site Design Review Standards

- 11 Subdivision of Land
- 6 Landscaping/ Green Inf.
- 12 Processes/ Admin.
- 7 Lighting
- 8 Signage
- 13 Non-conformities
- 14 Definitions
- 10 Streets/ Sidewalks/ Driveways
- 5 Site Design Review Standards
- 9 General Standards
- 4 Add'l Use Standards
- 3 Form Based Code
- 2 Zone Districts
- 1 Toolbox

3. Pitched roof required. Sixty percent of the *structure* of a *single detached dwelling unit* shall be constructed with a pitched roof that has a minimum slope of three inches of rise for every 12 inches of horizontal dimension (3:12 slope).
 4. Foundation. All *single detached dwellings* shall be constructed on a permanent, continuous foundation.
 5. Exempt. Manufactured homes located in a licensed *manufactured housing* community shall be exempt from this section.
- C. Attached dwelling units.
1. Gross floor area: 300 square feet minimum.
 2. Storage space required: 200 cubic feet of storage space shall be provided for each unit when there are five or more attached *dwelling units* located on a single property. The storage space shall have a floor area of at least 18 square feet and may either be within the *dwelling unit* or in a common space located in the same *building* as the unit.
- D. Conversions of principal dwelling units. A conversion from a *single detached dwelling unit* to attached *dwelling units* or from attached *dwelling units* to a *single detached dwelling unit* shall be permitted by the *Zoning Administrator* and as allowed by the *Building Code*.
1. Zone districts permitted. Conversions are permitted in any *zone district* where the converted use is permitted.
- E. Attached garages. The vehicle entrance to an attached garage shall have a minimum sixteen-foot setback from the front and secondary street *property lines*. **[Added 2-2-2022 by Ord. No. 1812]**

Sec. 39-9.05. Accessory structures requiring setbacks. [7-21-2021 by Ord. No. 1796]

- A. Definition. An "*accessory structure*" is a subordinate *structure* on the same property as a *principal structure*, such as a shed or garage.
- B. Accessory structures for residential dwellings with one to four units.
1. Maximum number of accessory structures per property.

Acres	Maximum Number of Accessory Structures
2 or less	2
Greater than 2	4

2. Height. *Accessory structures* shall be a maximum of 16 feet in height, as measured to the mean (middle) height between the peak and the *eave*. See

Section 39-1.07D. Exception: Properties in an *historic district* may have additional height, up to 20 feet, to meet the architectural style of the home with a certificate of appropriateness (CoA).

3. Pitched roof required. All *accessory structures* shall be constructed with a pitched roof that has a minimum slope of three inches of rise for every 12 inches of horizontal dimension (3:12 slope). **[Added 12-1-2021 by Ord. No. 1805¹²]**
 4. Use of attic space. Any upper *story* or attic space in an *accessory structure* shall not be usable for any purpose other than light storage. The bottom chord of the trusses or the ceiling joists shall be designed for a live load not to exceed 20 pounds per square foot. This section shall not apply if the upper *story* is approved as an *accessory dwelling unit* (ADU). See Section 39-9.07.
 5. Setbacks.
 - a. Front yard: shall have the same minimum *setback* as required for *principal structures*. **[Amended 2-2-2022 by Ord. No. 1812]**
 - b. Side and rear yards: shall be located a minimum of three feet from all side and *rear property lines*.
 - c. Secondary street frontage yard: shall have the same minimum *setback* as required for *principal structures*. **[Amended 2-2-2022 by Ord. No. 1812]**
 - d. Other structures: shall be located a minimum of three feet from any other *structure* on the property (principal or accessory).
 - e. The vehicle entrance to detached garage shall have a minimum sixteen-foot *setback* from the front and secondary street *property lines*. **[Added 2-2-2022 by Ord. No. 1812]**
 6. In the CNR Zone District, the maximum footprint of any *accessory structure* shall be 576 square feet.
- C. Accessory structures for all uses other than residential dwellings with one to four units.
1. There shall be no maximum number of *accessory structures*.
 2. Height. *Accessory structures* shall be a maximum of 20 feet in height, as measured to the mean height between the peak and the *eave*. See Section 39-1.07D.
 3. Setbacks.
 - a. Front yard. *Accessory structures* shall not be located in the required *front*

11 Subdivision of Land	11
12 Processes/ Admin.	12
13 Non-conformities	13
14 Definitions	14
6 Landscaping/ Green Inf.	6
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10
1 Toolbox	1
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5

12. This ordinance also renumbered former Subsection B5e as Subsection B4 and former Subsection B3 and 4 as Subsection B5 and 6, respectively.

yard setback.

- b. Side and rear yards: shall be located a minimum of 10 feet from all side and *rear property lines*.
- c. Secondary street frontage yard: shall have a minimum *setback* from the *secondary street frontage* of 16 feet.
- d. Between structures: shall be located a minimum of 10 feet from any principal or other *accessory structure* on the property.
- e. Accessory structures 120 square feet or less in area and 12 feet or less in height shall have a minimum setback requirement of three feet from all lot lines.

Sec. 39-9.06. Accessory structures allowed in required setbacks. [7-21-2021 by Ord. No. 1796]

- A. Placement. The placement of these *accessory structures* is deemed to be consistent with the intent and purpose of maintaining open *yards* in all *zone districts*. Therefore, they shall not be required to meet the *setbacks* for *accessory structures*, except as required in this section. **[Amended 2-2-2022 by Ord. No. 1812]**
- B. Uncovered porches, stairs, patios, and decks.
 - 1. Height: maximum three feet in height.
 - 2. Setbacks: shall be required to meet 50% of the minimum *setback* requirement for the *zone district* when located in the front, *secondary street*, side, or *rear yards*, but shall be set back a minimum of two feet from all *property lines*.
 - 3. Exempt. If at *grade*, the *structure* shall be exempt from this section and all *setback* requirements.
- C. Permanent equipment.
 - 1. Types allowed: HVAC (heating ventilation, air-conditioning), emergency generators, and other similar equipment.
 - 2. Setbacks. Equipment shall be set back a minimum of two feet from the side and *rear property lines* and a minimum of five feet from a *secondary street property line*; shall not be permitted in *front yards*.
- D. Architectural features.
 - 1. Types: *bay windows*, chimneys, *awnings*, and other similar features.
 - 2. Wall face allowance: 25% maximum of each wall face.
 - 3. Projection from wall: three feet maximum.
 - 4. Setback: shall be set back a minimum of three feet from all *property lines*.

11 Subdivision of Land	11
12 Processes/ Admin.	12
13 Non-conformities	13
14 Definitions	14
6 Landscaping/ Green Inf.	6
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10
1 Toolbox	1
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5

- E. Eaves: may project three feet from the wall face and shall be set back three feet from all *property lines*.
- F. Uncovered barrier-free access ramps: shall be set back a minimum of three feet from all *property lines*.
- G. Swimming pools.
 - 1. Setback: shall be set back a minimum of 3 feet from the rear and *side property lines*; shall not be permitted in front or *secondary street yards*.
 - 2. Additional requirements. Swimming pools shall meet the requirements of Chapter 14 of the Code of Ordinances and the Michigan Building Code.
- H. Fences: Section 39-9.08.
- I. Miscellaneous structures.
 - 1. Types allowable in any *yard*: arbors, trellises, *landscaping*, *yard* ornaments, statues, flagpoles, laundry drying lines or devices, pole-mounted lights, *signs* as permitted by Article 39-8, *fences* per Section 39-9.08, barbecues, picnic tables, playground equipment, rain barrels, refuse storage facilities in accordance with Chapter 27 of the Code of Ordinances, mailboxes in accordance with federal law, and other similar *structures*.
 - 2. Type allowable only in rear yard: outdoor game courts.
 - 3. Setbacks: none required.
- J. *Encroachments* into the *right-of-way* shall maintain a clearance of eight feet from *grade* and shall obtain a revocable license agreement (RLA) or an *air easement* from *City Council* prior to obtaining a permit.

Sec. 39-9.07. Accessory dwelling units (ADUs). [7-21-2021 by Ord. No. 1796; amended 10-20-2021 by Ord. No. 1804; 12-1-2021 by Ord. No. 1805]

- A. Definition. An "*accessory dwelling unit* (ADU)" is a detached *dwelling unit* that is permitted only on properties with a single detached principal *dwelling unit*. ADUs are a lesser size than the principal *dwelling unit* and include a kitchen, a sleeping area, and full bathroom facilities.
- B. Zone districts permitted: LDR, MDR, TNR, GMU, and PUD, provided that they are only on properties with one single detached *dwelling unit* and meet the standards of this section.
- C. Application process. Application for an ADU shall be made to the *Zoning Administrator* and shall include the following information:
 - 1. Scaled and dimensioned *site plan* of the property showing the following:
 - a. Location of all *structures* on the property (principal and accessory structures).

11 Subdivision of Land	11
12 Processes/ Admin.	12
14 Definitions	14
10 Streets/ Sidewalks/ Driveways	10
5 Site Design Review Standards	5
9 General Standards	9
4 Add'l Use Standards	4
13 Non-conformities	13
8 Signage	8
7 Lighting	7
3 Form Based Code	3
2 Zone Districts	2
6 Landscaping/ Green Inf.	6
1 Toolbox	1

- b. Proposed location of the ADU.
 - c. Setbacks of the proposed ADU from the *property lines* and all *structures*.
 - d. Designated *parking* area for the ADU.
 - e. *Landscaping* or fencing for the ADU.
2. Scaled and dimensioned floor plan of the ADU, showing the following:
- a. Kitchen.
 - b. Bathroom.
 - c. Sleeping area.
 - d. Entry stairs, porches, or entrances.
 - e. Total square footage of the ADU.
 - f. Gross square footage of principal dwelling unit.
3. Scaled elevations of all sides of the ADU, including windows, doors, porches, and other exterior features.
- D. Review process.
- 1. Approving authority. The *Zoning* Administrator shall be the *approving authority* and shall use the criteria listed in Subsection E.
 - 2. Notice to adjacent property owners. After the *Zoning* Administrator receives a complete application for an ADU, and determines that the plan meets all of the standards for approval, a notice shall be provided to all property *owners* within a radius of 300 feet of the subject property with a description of the ADU request. See Section 39-12.06C.
 - 3. A notified property *owner* may request a special exception *public hearing* and review by the *Board of Appeals*. To initiate a hearing by the *Board of Appeals*, the noticed neighbor shall provide a written request to the *Zoning* Administrator describing the specific reasons for the request. The *Board of Appeals* may approve an ADU with conditions if necessary to ensure compatibility with adjoining or nearby residential properties, or to protect the health, safety, and general welfare of the neighbors or the public.
- E. Standards for approval. The *Zoning* Administrator or *Board of Appeals* shall review the ADU using the following standards:
- 1. Number allowed: one ADU maximum shall be permitted on a property.
 - 2. Location and setbacks.
 - a. Front yard. An ADU shall not be permitted in a required front *setback*.

11 Subdivision of Land	11
12 Processes/ Admin.	12
13 Non-conformities	13
14 Definitions	14
6 Landscaping/ Green Inf.	6
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10
1 Toolbox	1
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5

- b. Side yard: shall meet the minimum *side yard setback* for *principal structures* in the *zone district*. See Article 39-2.
- c. Secondary street. An ADU shall meet the minimum secondary street yard setback for principal structures in the zone district. See Article 39-2.
- d. Rear yard: shall meet the minimum *side yard setback* for *principal structures* in the *zone district*. See Article 39-2.
- 3. Size. An ADU may be 300 to 720 square feet in gross floor area but shall not exceed 1/3 of the principal dwelling unit's gross floor area above grade.
- 4. Height. An ADU located on the first floor shall have a maximum average height of 16 feet. An ADU located on the second floor shall have a maximum average height of 22 feet.
- 5. Occupancy. Either the principal dwelling unit or the ADU shall be *owner-occupied*. A maximum of two people shall occupy an ADU. An ADU shall not be sold separately.
- 6. Property requirements.
 - a. An ADU shall only be constructed on a property with a *single detached dwelling unit*.
 - b. A property with an ADU shall not have a *short-term rental* or a *bed-and-breakfast* on the same property.
 - c. An ADU shall count towards the maximum number of permitted *accessory structures* on the *lot*, as described in Section 39-9.05B.1.
 - d. An ADU shall not be allowed in the area defined as the Hope Neighborhood Overlay District. See Section 39-2.21.
 - e. An ADU shall be connected to an approved water and sewer system.
 - f. The utilities for the ADU shall not be metered separately.
- 7. Impact.
 - a. An ADU located in any *zone district* shall receive an infill design review per Section 39-9.09 to ensure character compatibility with the neighborhood.
 - b. The ADU shall not result in an excessive increase in traffic, *parking* congestion, or noise.
 - c. The placement, orientation, and location of the windows and doors of the ADU shall not infringe on the privacy of the surrounding neighborhood.
 - d. Adequate *landscaping* and/or a six-foot-high *fence* shall be installed to *screen* an ADU from an adjacent property when the ADU is located on

11 Subdivision of Land	11
12 Processes/ Admin.	12
13 Non-conformities	13
14 Definitions	14
6 Landscaping/ Green Inf.	6
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10
1 Toolbox	1
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5

the ground floor.

- F. Post approval requirements. Construction may commence on an ADU following approval by the *Zoning Administrator* or *Board of Appeals*, infill design review, and the issuance of a *building* permit. After ADU construction is complete and a certificate of occupancy has been obtained, the property *owner* shall record a document with the County Register of Deeds notifying potential buyers of the ADU requirements specified in this section.

Sec. 39-9.08. Fences. [7-21-2021 by Ord. No. 1796]

- A. General standards. These standards shall apply to *fences* as an *accessory structure* in all zone districts.

1. Permit. A permit from the *Zoning Administrator* is required prior to construction or installation of any *fence*.
2. Gates. Gates shall not swing over public sidewalks.
3. Drainage easement restriction. Only chain-link *fences* are permitted within a *drainage easement*.
4. Thirty feet from a property line. A *fence* may be installed at the maximum height allowed in the *zone district*, if located at least 30 feet from the front or *secondary street property line*.
5. Floodway. *Fences* shall not be permitted within a floodway.
6. Pools. *Fences* that serve as an enclosure for a swimming pool shall meet the permit requirements and standards of the State of Michigan *Building Code* and the height and *setback* requirements of Section 39-9.05.
7. Measuring fence height. The *fence* body determines the *fence* height, and is measured from the *grade* below the *fence*, to the top of the *fence* body. Posts may be up to six inches above the *fence* body. There will be an additional tolerance of up to three inches due to *grade* changes along the *fence*.
8. Exempt. Freestanding *fence* sections less than 16 feet in length are considered *landscaping* and not a *fence*. These features shall not require a permit but shall meet all required *setbacks*.

- B. Specific standards.

1. Unrestricted height. *Fences* of unrestricted height shall be allowed for recreational fields and other *uses* as determined by the *Zoning Administrator* or by the *approving authority* during the *site plan* review process.
2. Flag lots. The *owner* of a *flag lot* may request permission from the *Zoning Administrator* for approval to install a *fence* in their front or *side yard*, if the same *fence* could be legally installed in the side or *rear yard* of the adjoining property.

11 Subdivision of Land	11
6 Landscaping/ Green Inf.	6
12 Processes/ Admin.	12
1 Toolbox	1
2 Zone Districts	2
7 Lighting	7
3 Form Based Code	3
8 Signage	8
13 Non-conformities	13
9 General Standards	9
4 Add'l Use Standards	4
14 Definitions	14
10 Streets/ Sidewalks/ Driveways	10
5 Site Design Review Standards	5

3. Through properties are permitted a six-foot-tall *fence* in the designated *rear yard*. If there are two street frontages of equal dimension, the *front property line* shall be along the street where a minimum of 40% of the *buildings* along the same side of the street face and the *rear property line* shall be opposite.
4. Historic district. Additional approval from the *Historic District Commission* is required within an *historic district*.

C. Minimum setbacks.

1. *Front yard*: one foot from the *property line* when a public sidewalk exists.
2. *Secondary street frontage yard*: same as for the *front yard*. See chart in Section 39-9.08F for additional allowances for residential *structures*.
3. *Side or rear yard*: no minimum *setback*.
4. *Clear vision corner*: measured as 20 feet on each street corner. *Clear vision corners* shall not have a *fence* or *landscaping* taller than three feet in height.

D. Fence materials and maintenance.

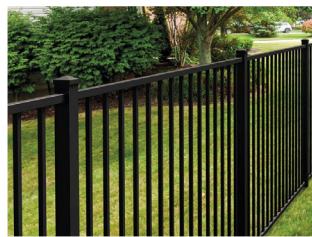
1. *Fences* shall be constructed of wood, wrought-iron, bricks, masonry, plastic, or other materials designed for permanent outdoor fencing.
2. Wood *fences* shall be constructed of cedar, redwood, or other decay-resistant wood.
3. *Fences* shall be maintained in good repair and safe condition.
4. Peeling, flaking, and chipped coating shall be eliminated and surfaces shall be recoated.
5. Slats in chain-link *fence*, barbed, razor, concertina, electrified and similar wire *fence*, as well as fabric, tarps, and materials not traditionally used for fencing are prohibited.

E. Fence types.

1. Open fence: A freestanding *fence* that is more than 50% open when viewed from an angle perpendicular to the fence.



Split Rail



Metal Open Fence

2. Solid fence: A freestanding *fence* or wall that is 50% or less open when viewed from an angle perpendicular to the *fence*. The *fence* shall provide reasonable

11 Subdivision of Land	12 Processes/ Admin.	13 Non-conformities	14 Definitions
6 Landscaping/ Green Inf.	7 Lighting	8 Signage	9 General Standards
1 Toolbox	2 Zone Districts	3 Form Based Code	4 Add'l Use Standards
			5 Site Design Review Standards
			10 Streets/ Sidewalks/ Driveways

sound-blocking properties.



Vinyl Privacy Fence

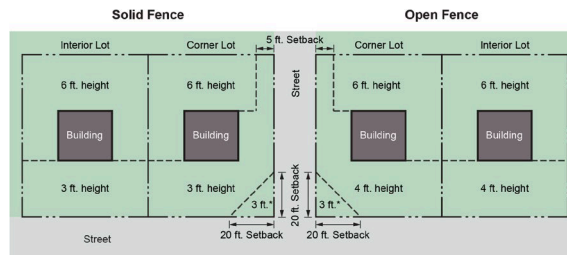


Brick Wall

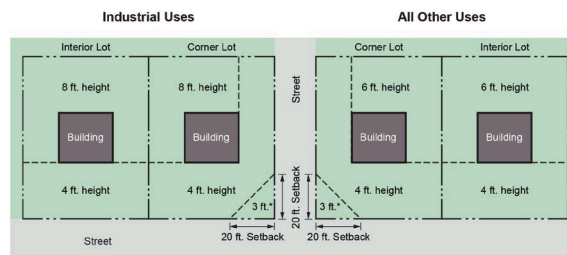
F. Fence height maximums.

Location	Residential (1 to 4 Dwelling Units)		Industrial Uses		All Other Uses	
	Solid (feet)	Open (feet)	Solid (feet)	Open (feet)	Solid (feet)	Open (feet)
Front yard	3	4	4		4	
Side yard	6		8		6	
Behind the principal structure on the secondary street frontage	6 with a 5-foot setback from the property line		N/A	N/A	N/A	N/A
Rear yard	6		8		6	
Clear vision area	3		3		3	

Maximum Fence Heights (Residential)



Maximum Fence Heights (Nonresidential)



Sec. 39-9.09. Infill design review standards. [7-21-2021 by Ord. No. 1796]

A. Intent. The intent of this section is to:

1. Protect the visual character and economic stability of the neighborhoods located primarily within the CNR Cottage Neighborhood Residential and the TNR Traditional Neighborhood Residential *Zone Districts*.

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 10 Streets/ Sidewalks/ Driveways
- 5 Site Design Review Standards
- 9 General Standards
- 4 Add'l Use Standards
- 8 Signage
- 3 Form Based Code
- 7 Lighting
- 2 Zone Districts
- 1 Toolbox
- 6 Landscaping/ Green Inf.

2. Preserve and protect the public welfare and property values in these established residential neighborhoods.
 3. Eliminate design incompatibility, promote complementary design, and enable a diversity of styles that maintain the attractiveness of the residential neighborhoods.
 4. Provide reasonable deviations from the standards of review where necessary to include features that facilitate access to persons with disabilities or limited mobility.
- B. Applicability. The standards of this section shall apply in the following circumstances:
1. CNR and TNR Zone Districts.
 - a. Construction of new residential *structures*.
 - b. *Accessory structure* construction or relocation on residential properties when greater than 256 square feet in area with a horizontal dimension of 16 feet or greater.
 - c. New nonresidential *structures* and additions to existing nonresidential *structures*.
 - d. Enclosure of a front porch.
 - e. Adding an additional *story* to a *structure*.
 - f. Substantial changes to increase the height of any story or the overall height of a structure.
 - g. Reconstruction or substantially altering a *structure* if 50% or more of the exterior shell is demolished or substantially altered due to fire, storm, or other circumstances.¹³
 2. Moving a house: when a *dwelling unit* is proposed to be moved from any location to a property within the CNR, TNR, LDR, MDR, or HDR *Zone Districts*.
 3. *Accessory dwelling units* (ADUs), in any *zone district* where they are permitted. See Article 39-2 and Section 39-9.07.
 4. Exception. Construction subject to *Historic District* Commission approval shall not be subject to this section.
- C. Standards.
1. Building setbacks. *Front yard building setbacks* shall comply with the *zone district setback* requirements.

11 Subdivision of Land	11
12 Processes/ Admin.	12
13 Non-conformities	13
14 Definitions	14
6 Landscaping/ Green Inf.	6
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10
1 Toolbox	1
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5

13. Editor's Note: Former Subsection B1h, Exception, which immediately followed, was redesignated as Subsection B4 2-2-2022 by Ord. No. 1812

-]
- 2. Height. *Building height* shall comply with the *zone district* height requirements.
- 3. First floor elevation height: shall not be higher than the average height of the first floor elevations of the *principal structures* on each side of the infill property. The first floor elevation shall be measured as the height above the ground elevation from the center line of the fronting street.
- 4. Scale. Finished floor elevations, height of exposed *basement* walls, and *front yard grade* elevations shall be similar to those of adjacent dwellings.
- 5. Width and general proportions: shall be consistent with or similar to the character of the neighborhood.
- 6. Form, massing, and directional emphasis: shall conform to the established horizontal or vertical character of the neighborhood and the neighborhood's established *building* form and *massing* characteristics.
- 7. Facade, materials, and detail: shall be consistent with the neighborhood's discernible patterns of detail, including, but not limited to, door and window trim, corner boards, *cornice* details, railings, and shutters. Materials, siding width, and relative proportions of doors and windows shall be compatible with neighborhood character. Exposed wood shall be painted or stained in a manner generally compatible with other *buildings* on the property and with the neighborhood character.
- 8. Porches: whether enclosed or not, shall be similar in design to existing porches in the neighborhood. Enclosed porches may be allowed when the prevailing character of the neighborhood includes open front porches as long as the design is consistent with those porches that are open.
- 9. Roof style and pitch: shall be architecturally consistent with the prevailing neighborhood character.
- 10. Building separation: shall be consistent with the character of the neighborhood.
- 11. Orientation. Front facades and primary entrances of *principal structures* shall face a street. Garages and *accessory dwelling units* shall be oriented consistent with the character of garage orientations in the neighborhood.
- 12. Alleys. If the property has access to an *alley*, *vehicle* access to the property may be limited to the *alley*.

D. Review procedures.

- 1. An application shall be submitted to the Community and Neighborhood Services Department (CNS) that includes:

11 Subdivision of Land	11
12 Processes/ Admin.	12
13 Non-conformities	13
14 Definitions	14
6 Landscaping/ Green Inf.	6
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10
1 Toolbox	1
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5

- a. *Site plan* with scaled dimensions showing the placement of all *structures*.
 - b. Elevation sketches that are detailed and scaled or photographs of the front and side elevations of all proposed *structures*.
 - c. Additional information as reasonably necessary to assure compliance with standards.
2. CNS shall provide public notice to all properties within 300 feet of the infill property.
 3. CNS shall approve, approve with conditions, or deny an application within 21 days, but not sooner than 15 days, after public notice is given. This time period may be extended upon mutual agreement of the *applicant* and the City. No decision within this time period shall be a denial.
 4. For infill properties also requiring site plan approval, the *Planning Commission* shall conduct the infill design review. **[Amended 2-2-2022 by Ord. No. 1812]**
 5. Expiration of approval. An infill review is valid for 18 months. If a building permit is not issued within the eighteen-month approval period, the infill review expires. Infill reviews may be eligible for a one-year extension if application is made and approval is granted prior to the original expiration date. **[Added 2-2-2022 by Ord. No. 1812]**
- E. Appeals procedure.
1. Any noticed resident may request that the *Planning Commission* undertake the infill design review instead of the CNS Department, if a written request is received by the CNS Department no later than 15 days after the notice was postmarked.
 2. Appeal of CNS decision. The *applicant* or a noticed resident may appeal a CNS Department decision no more than 10 days after approval by providing a written request to the *Planning Commission*.
 - a. If a noticed resident appeals the CNS decision, they shall specify how the proposed design, in their opinion, does not meet the standards of this section. The appeal shall stay all further proceedings and shall be heard by the *Planning Commission* at its next regularly scheduled *public hearing*. The *Planning Commission* shall review only the resident's specified concerns with the proposed design to determine if the design meets the standards of this section, in the opinion of *Planning Commission*. The *Planning Commission* shall then sustain or modify the CNS Department's determination.
 3. Appeal of a Planning Commission decision. The *applicant* may appeal the *Planning Commission* decision within 10 days of the *Planning Commission* decision by providing a written request to the *Board of Appeals*. The appeal

11 Subdivision of Land	11
12 Processes/ Admin.	12
13 Non-conformities	13
14 Definitions	14
6 Landscaping/ Green Inf.	6
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10
1 Toolbox	1
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5

shall stay all further proceedings and shall be heard by the *Board of Appeals* at its next regularly scheduled *public hearing*. The *Board of Appeals* shall then sustain or modify the *Planning Commission's* determination.

- 4. Appeal of a Board of Appeals decision. The *applicant* may appeal the *Board of Appeals* decision to Circuit Court.

- F. Definitions. As used in this section, the following terms shall have the meanings indicated:

INFILL PROPERTY — The property to be considered for infill design review.

NEIGHBORHOOD — Generally defined as within 300 feet in either direction along street frontages, unless otherwise defined by CNS due to unique characteristics of the immediate surroundings. CNS shall notify the *applicant* of any change to the definition of "neighborhood" for a given application.

Sec. 39-9.10. Fair housing accommodation policy. [7-21-2021 by Ord. No. 1796]

- A. Intent. It is the policy of the City of Holland, pursuant to the Federal Fair Housing Act and the Michigan Elliot Larsen Civil Rights Act¹⁴ (hereafter "fair housing laws"), to provide individuals with disabilities reasonable accommodation in rules, practices, and procedures to ensure equal access to housing and to facilitate the *development* of housing for individuals with disabilities. The intent of this section is to provide a procedure for individuals with disabilities and developers of housing for individuals with disabilities to seek relief from the application of *zoning* regulations, policies, practices, and procedures that will further the City's compliance with fair housing laws and provide greater opportunities for the *development* of critically needed housing for individuals with disabilities.

- B. Definitions. For purposes of this section, the following terms shall be defined as:

ELIGIBLE PERSON — A person who is an individual with a disability, their representative, or a developer or a provider of housing for individuals with disabilities.

INDIVIDUAL WITH A DISABILITY — Someone who has a physical or mental impairment that limits one or more major life activities, anyone who is regarded as having such impairment, or anyone with a record of such impairment. This term shall not include current, illegal use of, or addiction to, a controlled substance as defined in 21 U.S.C. § 802.

PERSON — An individual, partnership, limited-liability company, corporation, or other entity.

REASONABLE ACCOMMODATION — Providing eligible persons with flexibility in the application of *zoning* regulations, policies, practices, and procedures, or even granting *variances* from certain requirements, when it is necessary to eliminate barriers to equal housing opportunities.

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

14. Editor's Note: See MCLA § 37.2101 et seq.

REQUEST FOR REASONABLE ACCOMMODATION — A request by any individual with a disability, their representative, a developer or a provider of housing for individuals with disabilities, when the application of a *zoning* regulation, policy, practice, or procedure acts as a barrier to fair housing opportunities.

C. Notice of Fair Housing Assistance Policy.

1. Notice of the availability of reasonable accommodation shall be prominently displayed at public information counters in the Community and Neighborhood Services Department, advising the public of the availability of the procedure for eligible individuals. Forms for requesting reasonable accommodation shall be available to the public in the Community and Neighborhood Services Department.
2. The notice shall indicate that the Community and Neighborhood Services Department will provide an *applicant* with assistance in filing a request for reasonable accommodation or an appeal from a decision on such request so that the process is *accessible*.

D. Application process.

1. The *Board of Appeals* shall have the jurisdiction and power to grant a special exception from the non-use requirements of the *zoning* requirements in *UDO* where necessary to provide reasonable accommodation to allow individuals with disabilities to have reasonable access to housing in the City of Holland.
2. A special exception is not necessary for state-licensed *adult foster care* homes to the extent that state law preempts local zoning and may exist legally without the special exception.
3. An eligible person may request a reasonable accommodation in *zoning* regulations, policies, practices, and procedures.
4. Timing of application. A request for reasonable accommodation in regulations, policies, practices, and procedures may be filed at any time that the accommodation may be necessary to ensure equal access to housing. A reasonable accommodation does not affect an individual's obligations to comply with other applicable regulations not at issue in the requested accommodation.

E. Required contents of application requests for reasonable accommodation shall be made in writing and shall be filed with the *Zoning Administrator* providing the following information:

1. Name and address of the individual(s) requesting reasonable accommodation, or property *owners* if different.
2. Address and *parcel* number of the property for which the accommodation is requested.

11 Subdivision of Land	11
12 Processes/ Admin.	12
13 Non-conformities	13
14 Definitions	14
6 Landscaping/ Green Inf.	6
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10
1 Toolbox	1
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5

3. Evidence that the request is for an individual with a disability under fair housing laws.
 4. Description of the requested accommodation and the regulation(s) or procedure(s) for which accommodation is sought.
 5. Reason that the requested accommodation may be necessary for the individual(s) with the disability to use and enjoy the dwelling.
 6. All alternative accommodations and other options that have been considered by the *applicant*.
 7. Evidence of whether the property is within 500 feet of another property granted accommodations for use by five or more unrelated persons under this section.
 8. The written consent of the property *owner*.
- F. Confidentiality. Any information identified by an *applicant* as confidential shall be retained in a manner so as to respect the privacy rights of the *applicant* and shall not be made available for public inspection, except as may be required by the Michigan Freedom of Information Act.¹⁵
- G. Decisions and notice to applicant.
1. The *Board of Appeals* shall issue a decision on a request for reasonable accommodation within 45 days from the date a complete application has been filed with the Clerk and may either grant, grant with modifications or conditions, or deny a request for reasonable accommodation in accordance with the criteria below.
 2. If necessary to reach a determination on the request for reasonable accommodation, the *Board of Appeals* may request further information from the *applicant* consistent with fair housing laws, specifying in detail the information that is required. In the event that a request for additional information is made, the forty-five-day period to issue a decision is stayed until the *applicant* completely responds to the request.
 3. If the *Board of Appeals* fails to render a decision on the request for reasonable accommodation within the 45 days from the date a complete application has been filed with the *Zoning Administrator*, the request shall be deemed granted.
 4. The written decision of the *Board of Appeals* shall explain in detail the basis of the decision, including its findings on the criteria set forth in Section 39-9.10G. The decision shall give notice of the *applicant's* right to appeal and to request reasonable accommodation in the appeals process as set forth below. A copy of the decision shall be provided to the *applicant* or sent to the *applicant* by first class mail.

11 Subdivision of Land	11
12 Processes/ Admin.	12
13 Non-conformities	13
14 Definitions	14
6 Landscaping/ Green Inf.	6
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10
1 Toolbox	1
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5

15. Editor's Note: See MCLA § 15.231 et seq.

- 5. The written decision of the *Board of Appeals* shall be final unless an *applicant* appeals it to the Circuit Court.
- 6. Effect of zoning pending a determination. While a request for reasonable accommodation is pending, all *zoning* regulations, policies, practices, and procedures otherwise applicable to the property that is the subject of the request shall remain in full force and effect.
- 7. Appeals. An *applicant* may appeal a decision by the *Board of Appeals* as provided by statute.

Sec. 39-9.11. Boarders. [7-21-2021 by Ord. No. 1796]

- A. Intent. The intent of this section is to enable a property *owner* to rent out one room in their *dwelling unit* to a single boarder in addition to rooms occupied by a single *family*. Compliance with this section is required prior to renting a room.
- B. Application. To request permission for one boarder, the property *owner* shall submit the following information:
 - 1. A written description of the request that includes the property address, property *owner's* name, address, and phone number.
 - 2. A dimensioned *site plan*, delineating areas designated for *off-street parking*, with one *parking space* designated for the boarder.
 - 3. A dimensioned *building* floor plan of the *dwelling unit*, delineating a minimum of 200 square feet of area that will be dedicated for use by the boarder.
 - 4. A written summary of any physical changes that will be made to the *building* to accommodate the boarder. Physical changes resulting in additional *dwelling units* shall be prohibited.
- C. Approval criteria.
 - 1. The *Zoning Administrator* shall review the request and ensure that the property conforms in all respects to *zoning*, housing, *building*, plumbing, heating, and electrical codes, including *historic district* regulations if applicable, and any other codes or regulations of the City applicable to the construction or rental of residential *dwelling units*. The property shall be registered and inspected as required by Chapter 14 of the Code of Ordinances.
 - 2. Habitable floor area. The floor area of the dwelling, exclusive of unfinished *basement* or attic space, shall have a minimum of 200 square feet of habitable area dedicated exclusively for use by the boarder. Areas dedicated to the boarder shall have interior access to common areas, including living and kitchen areas.
 - 3. Utilities shall not be separately metered for each sleeping room.
 - 4. Allowing a boarder shall not increase the number of *dwelling units*.

11 Subdivision of Land	12 Processes/ Admin.	13 Non-conformities	14 Definitions
6 Landscaping/ Green Inf.	7 Lighting	9 General Standards	10 Streets/ Sidewalks/ Driveways
1 Toolbox	2 Zone Districts	3 Form Based Code	4 Add'l Use Standards
			5 Site Design Review Standards

- 5. Boarders shall not be allowed in the Hope Neighborhood Overlay District. See Section 39-2.21.
- D. Approval time frame. Within five business days of receiving a written request, the *Zoning Administrator* shall review the approval criteria and provide a written notification to the property *owner* either approving or denying the request and shall provide the reasons if denied.
- E. Penalty. Violations of this section shall be administered as provided in Sections 14-4.34(a) and 14-4.38 of the City's Code of Ordinances.

Sec. 39-9.12. Essential services. [7-21-2021 by Ord. No. 1796]

- A. Definition. See Article 39-14, Definitions.
- B. Examples: utility wires and pipes, electrical transformers, lift stations, etc.
- C. Zone districts permitted. *Essential services* are allowed in all *zone districts* without *zoning* approval.

Sec. 39-9.13. Medical marihuana (marijuana). [7-21-2021 by Ord. No. 1796]

- A. Definitions. The following definitions shall apply to this section:
 - MARIHUANA — This term shall have the meaning given to it in Section 7601 of the Michigan Public Health Code, 1978 PA 368, MCLA § 333.7106, as is referred to in the Michigan Medical Marihuana Act, PA 2008, Initiated Law (the "Act"), at Section 3(d), MCLA § 333.26423(d). The term "medical marijuana" shall have the same meaning.
 - MEDICAL USE OF MARIHUANA — The acquisition, cultivation, manufacture, transfer, or transportation of marihuana or paraphernalia relating to the administration of marihuana to treat or alleviate a person's debilitating medical condition or symptoms associated with the debilitating medical condition, as defined under the Michigan Medical Marihuana Act, PA 2008, Initiated Law, MCLA § 333.26423(d).
 - PRIMARY CAREGIVER — A person who qualifies as a primary caregiver as defined in MCLA § 333.26423(g).
 - QUALIFYING PATIENT — A person who qualifies as a qualifying patient as defined in MCLA § 333.26423(h) and (k).
- B. Medical use of marihuana. No property in any *zone district* shall be used for the medical use of marihuana except as provided in this section. The *Board of Appeals* may not grant a *variance* from the requirements of this section.
- C. Medical use of marihuana by a qualifying patient.
 - 1. A qualifying patient may *use* their principal residence for their own medical use of marihuana. There shall not be more than 12 marihuana plants per qualifying patient residing in a single dwelling. There shall not be more than a

11 Subdivision of Land	11
6 Landscaping/ Green Inf.	6
12 Processes/ Admin.	12
1 Toolbox	1
2 Zone Districts	2
7 Lighting	7
3 Form Based Code	3
8 Signage	8
13 Non-conformities	13
9 General Standards	9
4 Add'l Use Standards	4
14 Definitions	14
5 Site Design Review Standards	5
10 Streets/ Sidewalks/ Driveways	10

total of 72 marihuana plants in a dwelling for all resident qualifying patients.

2. The medical use of marihuana by qualifying patients shall comply with all applicable requirements for primary caregivers in Section 39-9.13D.
- D. Medical use of marihuana by a primary caregiver. A primary caregiver may engage in the medical use of marihuana only as a medical marihuana *home occupation* as authorized in this section and in Article 39-2. A primary caregiver may also be a qualifying patient.
1. Procedure for approval.
 - a. A primary caregiver who meets the criteria for a medical marihuana *home occupation* under this section shall be allowed only if the property *owner* or tenant first obtains a permit from the *Zoning* Administrator, subject to ongoing compliance with this section.
 - b. The application shall not require the name or address of a qualifying patient or primary caregiver. The application shall require the consent of a property *owner*. The application shall be on a form prescribed by the *Zoning* Administrator.
 - c. The *Zoning* Administrator shall issue a permit for a medical marihuana *home occupation* within 15 calendar days if the *Zoning* Administrator determines that:
 - 1) The application is complete; and
 - 2) The *applicant* complies with this section.
 - d. Confidentiality. Pursuant to MCLA § 333.26426, the name and address of a qualifying patient and primary caregiver, as such, shall not be released to the public, but shall be kept confidential, except to the extent authorized or required by the Act, or to the extent required by the Michigan Freedom of Information Act,¹⁶ or by another law. The location of a medical marihuana *home occupation* may be disclosed to law enforcement personnel. This section shall not be interpreted to require that the name of a tenant or property *owner* be kept confidential.
 - e. Appeals. Appeals from the *Zoning* Administrator's decision shall be made to the *Board of Appeals*.
 2. Design and operational requirements.
 - a. A medical marihuana *home occupation* shall be clearly accessory to the principal residential use of the dwelling.
 - b. The medical marihuana *home occupation* shall be limited to a maximum of 50% of the floor area of one *story* of the dwelling.

11 Subdivision of Land	12 Processes/ Admin.	13 Non-conformities	14 Definitions
6 Landscaping/ Green Inf.	7 Lighting	8 Signage	9 General Standards
1 Toolbox	2 Zone Districts	3 Form Based Code	4 Add'l Use Standards
			5 Site Design Review Standards
			10 Streets/ Sidewalks/ Driveways

16. Editor's Note: See MCLA 15.231 et seq.

- c. All activities of the medical marihuana *home occupation*, including storage, shall be conducted entirely within the interior of the dwelling. No outside storage is permitted.
- d. Materials, supplies, and merchandise shall be stored in a manner that does not pose a safety hazard to the dwelling, dwelling occupants, or adjoining properties and occupants, and shall not result in a change of use of the property or an activity prohibited by the Michigan *Building Code*.
- e. There shall be no exterior alteration in the residential character of the premises in connection with the medical marihuana *home occupation*.
- f. The medical marihuana *home occupation* shall not generate noise, vibrations, smoke, dust, odor, heat, or *glare* detectable beyond the *property lines* and not in other *dwelling units* on the same *parcel* of property. Furthermore, the home business shall not generate any electrical interference with radio or television transmission in the area that would exceed that which is normally produced by a *dwelling unit* in a residential *zone district* used for residential purposes.
- g. No signage is permitted for a medical marihuana *home occupation*.
- h. There shall be a maximum of one medical marihuana *home occupation* per dwelling.
- i. There shall be not more than one primary caregiver engaged in the medical use of marihuana per dwelling.
- j. A medical marihuana *home occupation* shall not have employees who do not reside in the dwelling. The primary caregiver shall reside in the dwelling.
- k. No marihuana may be kept on *site* for persons other than qualifying patients a) who have currently designated the primary caregiver as their primary caregiver, or b) who currently reside in the dwelling.
- l. Marihuana shall be kept in a fully enclosed, locked room or enclosure *accessible* only by the primary caregiver.
- m. If a room with windows is utilized as a marihuana growing location, any *lighting* methods that exceed usual residential use between the hours of 11:00 p.m. and 6:00 a.m. shall employ shielding methods, without alteration to the exterior of the residence, to prevent ambient light spillage.
- n. An *owner* or tenant shall arrange for, and comply with, an inspection conducted to determine compliance with this section, prior to operation of a medical marihuana *home occupation*.
- o. A medical marihuana *home occupation* shall comply with all other applicable local and state laws and regulations, including, but not limited

11 Subdivision of Land	11
12 Processes/ Admin.	12
13 Non-conformities	13
14 Definitions	14
6 Landscaping/ Green Inf.	6
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10
1 Toolbox	1
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5

to, *building*, electrical, plumbing, mechanical, and maintenance codes and permit requirements under such codes and within the Act.

- p. There shall be no visits by qualifying patients or other medical marihuana users generated by the medical marihuana *home occupation* (other than persons who reside in the dwelling). There shall be no on-site pickup or delivery of medical marihuana by qualifying patients, other medical marihuana users, or others. There shall be no deliveries in public *rights-of-way* or on public property.
 - q. The *home occupation* shall not require additional on-street or off-street *parking*.
 - r. The delivery and pickup of goods and materials used and/or produced in the operation of the medical marihuana *home occupation* shall be limited to the customary delivery and pickup of mail and packages common to residential property. Such deliveries and pickups shall not require a *vehicle* larger than a step-type van.
 - s. The medical marihuana *home occupation* shall not be within 1,000 feet of a preexisting public or private school providing education in kindergarten or any of grades 1 through 12 or within 100 feet of a public or private youth center or public swimming pool.
- E. Annual renewal of permit. A permit for a medical marihuana *home occupation* shall be renewed annually upon determination that the medical marihuana *home occupation* continues to comply with the criteria of this section. The *applicant* for renewal shall arrange for, and comply with, an inspection conducted to determine compliance with this section.
- F. No immunity from prosecution. Nothing in this section, nor any companion regulatory provision or other provision of the Holland City Code, is intended to grant, nor shall be construed as granting, immunity from criminal prosecution for the cultivation, sale, consumption, use, distribution, or possession of marihuana which is not in strict compliance with the Act and the general rules and this section.
- G. Federal preemption.
- 1. Since federal law is not affected by the Act, nothing in this section, or in any companion regulatory provision or any other provision of *UDO*, is intended to grant, nor shall be construed as granting, immunity from criminal prosecution under federal law. Neither *UDO* nor the Act protects users, caregivers, or *owners* of properties on which the medical use of marihuana is occurring from federal prosecution, or from having their property seized by federal authorities under the Federal Controlled Substances Act.
 - 2. In the event that it is determined by judicial or other legal action that the provisions of the Act are preempted by federal law and/or invalid, all the rights granted under this section shall be deemed null and void.

11 Subdivision of Land	11
12 Processes/ Admin.	12
13 Non-conformities	13
14 Definitions	14
6 Landscaping/ Green Inf.	6
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10
1 Toolbox	1
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5

- H. City regulations. The Community and Neighborhood Services Department may adopt or amend rules pursuant to Chapters 1 through 7 of the City of Holland Code of Ordinances, subject to approval by *City Council*, as necessary to govern the procedures and interpretation of this section.
- I. Uses permitted under Public Act 281 of 2016 (commercial-scale medical marihuana). Nothing in this section shall be taken to authorize or permit marijuana *uses* regulated under Public Act 281 of 2016 within the City of Holland.
- J. Uses permitted under Initiated Law 1 of 2018 (recreational marijuana). Marijuana establishments, as authorized by, and defined in, the Michigan Regulation and Taxation of Marijuana Act¹⁷ ("MRTMA"), are prohibited in all *zone districts*, and shall not be permitted as *home occupations* or *businesses* under *UDO*.

11 Subdivision of Land	11
12 Processes/ Admin.	12
13 Non-conformities	13
14 Definitions	14
6 Landscaping/ Green Inf.	6
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10
1 Toolbox	1
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5

17. Editor's Note: See MCLA § 333.27591 et seq.

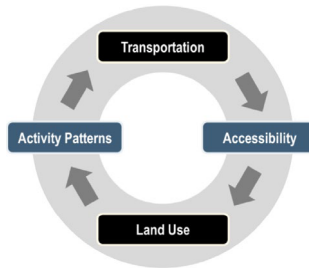
11 Subdivision of Land	12 Processes/ Admin.	13 Non-conformities	14 Definitions	
6 Landscaping/ Green Inf.	7 Lighting	8 Signage	9 General Standards	10 Streets/ Sidewalks/ Driveways
1 Toolbox	2 Zone Districts	3 Form Based Code	4 Add'l Use Standards	5 Site Design Review Standards

ARTICLE 39-10
Streets, Driveways and Sidewalks

11 Subdivision of Land	12 Processes/ Admin.	13 Non-conformities	14 Definitions
6 Landscaping/ Green Inf.	7 Lighting	8 Signage	9 General Standards
1 Toolbox	2 Zone Districts	3 Form Based Code	4 Add'l Use Standards
			10 Streets/ Sidewalks/ Driveways
			5 Site Design Review Standards

Sec. 39-10.01. Intent. [7-21-2021 by Ord. No. 1796]

- A. Intent. The intent of this article is to apply the City of Holland's adopted *Complete Streets* Resolution by providing street and sidewalk design standards for new *developments*, and to ensure that City-wide *development* creates the least amount of traffic congestion as possible.
- B. Connection between land use and transportation infrastructure.
 - 1. Land use and transportation are linked because land use *development* leads to more activity, which leads to the need for more streets and sidewalks to carry additional multimodal traffic, which leads to the need for additional driveways to access more *properties*, which then leads to more land use ability.



- 2. Land uses and transportation infrastructure are also linked when maintaining, restructuring, or constructing streets, driveways, and sidewalks. Neighborhood and street corridor characteristics are established by the type of transportation infrastructure provided, the land uses permitted, and where *structures* are located.
- 3. High-traffic *streets* attract and are appropriate for intensive business uses, whereas lower-traffic, often narrower *streets* are more attractive and appropriate for residential uses. Streets designed to be safe and welcoming for pedestrians and bicyclists attract more mixed-use *development*, which supports walkable *retail uses*, while high-traffic, *vehicle-centric* streets attract vehicular land uses, such as *drive-thrus* and *gas stations*.
- C. Best practices. This article provides requirements that will ensure orderly *development* by applying best practices for *site* design, constructing new streets and driveways, and installing sidewalks on new streets and in the *right-of-way* of all street fronting *properties*.

Sec. 39-10.02. Site design. [7-21-2021 by Ord. No. 1796]

- A. Intent. The intent of this section is to provide the basic requirements required for *site* design and *site plan* approval.
- B. Unobstructed property access. All *properties* shall have unobstructed access on a public street or a private street meeting the requirements of Section 39-10.03, or a driveway shall be constructed to provide public access to the *property* per the requirements of Section 39-10.05.

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

- C. Sidewalks along all *property* street frontages are required per the requirements of Section 39-10.04.
- D. Stub streets to *property lines* may be required by the *approving authority* for future public street connections between *properties*. These stub streets shall generally be located every 300 feet. That distance may be minimized or increased by the *approving authority*.
- E. Half-width streets shall be prohibited except where essential to the future *development* of a *property* or *subdivision*. Wherever a half-width street is adjacent to an undeveloped *property* or to a tract to be subdivided, the other half of the street shall be platted with a private easement within such *property* or tract.
- F. Traffic study requirement.
 - 1. A traffic study shall be conducted for any *development* expected to generate more than 100 peak hour trips or more than 750 *average daily trips (ADT)*.
 - 2. The traffic study report shall be submitted to the City Engineer and the Community and Neighborhood Services Department for review at the time of *site plan* application.
 - 3. Review of reports shall be done by the City Engineer and may be reviewed by the City's Traffic Engineer Consultant. All fees associated with this review shall be the responsibility of the *applicant*.
 - 4. Infrastructure improvement determinations (on-site and adjacent to the *site*) shall be made by the City Engineer based on the traffic study report, the Traffic Engineer's recommendations, and tripped warrants. These improvements shall be made at the same time the *development* is constructed and shall be paid for by the *applicant*.
 - 5. The City Engineer may require a traffic study for any other *site plan* application or may waive this requirement.

Sec. 39-10.03. General street requirements. [7-21-2021 by Ord. No. 1796]

- A. Public and private streets.
 - 1. Street design plan shall be submitted with a *site plan* review proposing a new street that lays out the street realms and feature zones per Section 39-10.08.
 - 2. Public streets shall generally be required for all new streets providing access to five *or more dwelling units* and to any nonresidential use. See Section 39-10.07 and Section 39-10.08 for specific street design standards.
 - a. Private street waiver shall only be granted by the *Planning Commission* when the street provides access within a single lot that will be subdivided into a *site condominium*, and there will be suitable provisions for the lots to maintain, repair, and replace the streets through a private association, unless otherwise recommended by the City Engineer and the Community

11 Subdivision of Land	11
12 Processes/ Admin.	12
13 Non-conformities	13
14 Definitions	14
6 Landscaping/ Green Inf.	6
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10
1 Toolbox	1
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5

and Neighborhood Services Department. Private streets providing access to over four *dwelling units* shall be built to public street standards. See Section 39-10.03B.

3. All streets shall be designed to allow sufficient access for emergency *vehicles* by providing a minimum width of 26 feet of *durable surface* that is able to withstand the standard emergency equipment weight.
4. Public street connections. All new streets shall connect to an existing public street or be part of a new street network that connects to an existing public street, unless the only available street connection to the *property* is a private street.

B. Public street standards.

1. Right-of-Way Width Table. See Section 39-10.07, Street classifications. These widths may be decreased in certain contexts if approved by the City Engineer.

Residential Streets (feet)	Commercial, Mixed Use Corridor, and Industrial Streets (feet)	Urban Streets (feet)
66 to 86	86 to 120	66 to 100

2. Minimum Cross Section Construction Requirements Table.

Construction Requirement	Local Street (inches)	Major Street (inches)
Sand subbase	12	18
Aggregate base	6	6
Asphalt	4.5	6

C. Street and right-of-way elements.

1. Dead ends prohibited. Dead-end streets are prohibited unless the *applicant* demonstrates to the satisfaction of the *approving authority* there is a physical, legal, or environmental preservation reason why a dead-end street is required. If constructed, dead ends shall end in a cul-de-sac or a hammer head, the sizes of which shall be determined based on the context by the City Engineer and the *approving authority*.
2. Gated communities prohibited. All streets shall be open and available to the general public for access to the *properties* served by the street. Streets shall not be barricaded, gated, or blocked in any way to prevent access by the general public.
3. Street names. All street names shall be approved by the City's Assessing

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 10 Streets/ Sidewalks/ Driveways
- 5 Site Design Review Standards
- 9 General Standards
- 4 Add'l Use Standards
- 3 Form Based Code
- 8 Signage
- 7 Lighting
- 2 Zone Districts
- 6 Landscaping/ Green Inf.
- 1 Toolbox

Office.

4. Encroachments. Encroachments of structures or landscaping on a street, alley or sidewalk are not permitted. See Section 32-3 of the Code of Ordinances.
 5. Suspending objects over public right-of-way. Nothing shall be suspended over any sidewalk or street unless expressly authorized in UDO or approved as a revocable license agreement (RLA) from *City Council*.
 6. Street vacations. Proposed street vacations shall be reviewed and approved by *City Council* using the processes outlined in Section 39-12.10D.3.
 7. Right-of-way permits. Repair or modification to any street, sidewalk, crosswalk, driveway approach, or curb, and excavations or openings in or under any street, alley, or public place shall require a right-of-way permit from the Transportation Services Department prior to commencing such work. See Sections 32-5 and 32-15 of the Code of Ordinances.
 8. Future right-of-way. The Planning Commission may designate sections of street maintained by the City of Holland for "future *right-of-way*" to accommodate street widening, provision of infrastructure, such as a sidewalk or nonmotorized pathway, and/or to address safety concerns. The future *right-of-way* line designated by the Planning Commission shall be considered the *front property line* for all *parcels* included in the future *right-of-way* area for the purposes of UDO. The minimum length of any street corridor designated for future *right-of-way* shall be 300 feet. Prior to designating a future *right-of-way* area, the Planning Commission shall hold a public hearing, as described in Article 39-12, and notify, by mail, all *property owners* within the future *right-of-way* area at least 15 days in advance of the public hearing.
- D. City Engineer and Ottawa County Road Commission standards. For all aspects of street design and construction not described in UDO, the standards of the Holland City Engineer and the standards of the Ottawa County Street Commission shall govern.
- E. *Variances* from this article. The *Board of Appeals* (BOA) shall have the authority to grant *variances* from this article.

Sec. 39-10.04. Sidewalk requirements. [7-21-2021 by Ord. No. 1796]

- A. Sidewalks shall be installed within the *right-of-way* along the street frontage of a *property* whenever a *site plan* approval is required or when a residential dwelling with one to four units is built and along both sides of a newly constructed street.
 1. Exceptions.
 - a. Sidewalks may be permitted to be installed on private *property* with a public access easement granted to the City of Holland if *right-of-way* is not available.

11 Subdivision of Land	11
12 Processes/ Admin.	12
13 Non-conformities	13
14 Definitions	14
6 Landscaping/ Green Inf.	6
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10
1 Toolboxes	1
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5

- b. Sidewalk waiver. The sidewalk requirements of Section 39-10.04A shall only be waived by the approving authority and the City Engineer if a written request is provided by the applicant and after the following considerations and findings have been made:
 - 1) The location of the existing sidewalk and its proximity to the sidewalk to be constructed.
 - 2) The existence of grades, open ditches, and topographical features of the lot which would render the sidewalk impractical, constitute an unreasonable hardship, or would be a deterrent to the preservation and enjoyment of a substantial property right of the applicant.
 - 3) Special circumstances or conditions, including but not limited to lot size, configuration, and proximity of inconsistent uses which would mitigate against the strict construction of sidewalks by the City, private property owners, or developers within reasonable proximity of the residence.
 - 4) The granting of the waiver would not be detrimental to the public health, safety, or general welfare and would not create a precedent which would prevent the enforcement of the UDO for similar conditions or situations in the area in which the property is located.
 - 5) A waiver not limited by a specific duration shall be deemed unspecified in length, but shall not be considered a permanent waiver of sidewalk requirements nor revoke in any way the right of the City to order, install, or assess for sidewalks in accordance with other sections of the Code of Ordinances upon a determination that conditions are necessary for the construction of sidewalks in accordance with public need, health, safety, and general welfare.
 - 6) In permitting a waiver, conditions of approval may be imposed that are necessary to meet the intent of this subsection or to preserve the public health, safety, and general welfare.

B. Sidewalks shall be:

- 1. Six feet wide minimum (eight feet wide minimum in the F-CDT Subdistrict).
- 2. Included on *site plans* with dimension lines and thickness.
- 3. Constructed four inches thick and shall be poured using Michigan Department of Transportation (MDOT) standards with a limestone mix concrete. Sidewalks crossing driveways shall be six inches thick and shall be poured separately from the driveway approach.
- 4. Sloped to a maximum of 2% and set at an elevation above the adjacent curb head.
- 5. *ADA* standards compliant.

11 Subdivision of Land	11
12 Processes/ Admin.	12
13 Non-conformities	13
14 Definitions	14
6 Landscaping/ Green Inf.	6
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10
1 Toolbox	1
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5

- 6. Extended into a *parking lot* with a marked pedestrian access strip leading to the *building* entrance.
- 7. Installed by a concrete/sidewalk contractor.
- C. Sidewalk hazards.
 - 1. Snow, ice, dirt, rubbish, obstructions, and other nuisances shall not remain on sidewalks for more than 24 hours.
 - 2. The owner or occupant of the abutting premises shall be responsible to remove these nuisances and shall put salt, sawdust, sand or other abrasive on ice within 12 hours of its formation on the sidewalk.
 - 3. Sidewalk openings. See Section 32-10 of the Code of Ordinances.

Sec. 39-10.05. Driveway requirements. [7-21-2021 by Ord. No. 1796]

- A. Intent. The intent of this section is to regulate orderly *development* and minimize traffic congestion by applying best practice standards to regulate how many driveways (curb cuts) are permitted, driveway width, and distances between curb cuts on streets that access residential dwellings with one to four units (residential curb cuts) and on streets that access all other uses (other use curb cuts).
- B. General requirements.
 - 1. A driveway or *parking space* shall be made accessible to a public street, or to a private street if approved by the *approving authority*.
 - 2. Driveway approaches shall only be installed in conjunction with approved curb cuts and driveway approach regulations as specified in Sections 39-10.05C and D.
 - 3. Driveway width measurements shall be made at the *right-of-way* line.
 - 4. Driveway flares. An additional flare of three feet for residentially used properties and an additional flare of five feet for nonresidentially used properties are allowed in addition to the maximum width at the right-of-way line.
 - 5. Permit required. A right-of-way permit shall be obtained from the Transportation Services Department prior to connecting a driveway to any public street, alley or public place.
- C. Residential driveways.
 - 1. Driveway Requirement Table. Width restrictions are measured at the *right-of-way* line for purposes of this section.

11 Subdivision of Land	11
12 Processes/ Admin.	12
13 Non-conformities	13
14 Definitions	14
6 Landscaping/ Green Inf.	6
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10
1 Toolbox	1
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5

Lot Width (feet)	Number of Driveways	Maximum Drive-way Width (feet)	Minimum Distance Between Driveways (feet)
Less than 40	1	10	N/A
40 up to 50	1	20	18
	2	10 each	18
50 up to 100	1	20	25
	2	20	25
	3	10	25
Greater than 100	1	20	30
	2	20	30
	3	10	30
	More than 3 (up to 1 per 50 feet of frontage)	10	30

2. Distance from intersections. The City Engineer may prohibit curb cuts within a given distance of an intersection to ensure safety at the intersection. The City Engineer shall make such determinations on an intersection-by-intersection basis.
3. Functional boundary areas. *Residential* driveways shall not be located within 50 feet of the *right-of-way* line of an intersection street unless all of the lot frontage is located within the functional boundary area. If all the lot frontage is located within the functional boundary area, the *residential* driveway shall be located as far as possible from the adjacent street intersection.

D. Commercial, industrial, mixed-use, and multifamily development driveways.

1. Driveway Requirement Table. These requirements may be modified by the City Engineer and the *approving authority*.

Street Type	Driveway Spacing on Same Side of Street (feet)	Driveway Spacing on Opposite Sides of Street (feet)	Driveway Distance from Intersections (feet)
Two-lane street	100	100	150
Multilane street	150	250	250

2. Driveway spacing on the same side of the street is measured from edge of driveway to edge of driveway.

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 10 Streets/ Sidewalks/ Driveways
- 5 Site Design Review Standards
- 4 Add'l Use Standards
- 9 General Standards
- 8 Signage
- 7 Lighting
- 3 Form Based Code
- 2 Zone Districts
- 6 Landscaping/ Green Inf.
- 1 Toolbox

3. Driveway alignment across from each other. Driveways shall either be aligned with those directly across the street or offset a sufficient distance from those across the street to achieve the minimum spacing standards as measured from center line to center line. See the table in Section 39-10.05D.1.
4. Access management. The City of Holland encourages, and may require, cross access connections to driveways since driveway access points are the main location of crashes and congestion, and their location and spacing directly affect the safety and functional integrity of the street network.

Access Management and Cross Access



5. Acceleration and deceleration lanes. Driveways shall not be constructed along acceleration or deceleration lanes and tapers connected to a public road unless no other reasonable access point is available, and if approved by the City Engineer.
6. Turns limited or prohibited. The City Engineer and *approving authority* may prohibit or limit turns out of driveways and/or require driveway geometrics to aid traffic circulation.
7. Minimum Driveway Sight Distances Table.

Existing Street Speed Limit (miles per hour)	Driveway Safe Sight Distance (feet)
25	300
30	360
35	420
40	480
45	540
50	600
55	660

8. Ottawa County Road Commission procedures and regulations for permitted activities. All additional regulations specified in this document shall be met unless otherwise approved by the City Engineer and *approving authority*.

Sec. 39-10.06. Street network requirements by zone district. [7-21-2021 by Ord.

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

No. 1796]

- A. Intent. The intent of this section is to ensure the orderly *development* of the City of Holland's street network by requiring specific standards to be met in determining the location of new street intersections and how many streets can be connected to an existing street. These standards, in addition to the driveway and curb cut standards in Section 39-10.05, are essential to minimize additional traffic congestion.
- B. Context sensitive. These zone district specific standards follow the context sensitive planning approach described in Section 39-1.04A.
- C. Street network standards. These requirements shall be met for all *properties* that have a minimum of 300 feet in any dimension that propose new streets. All standards shall be rounded to the nearest whole number.

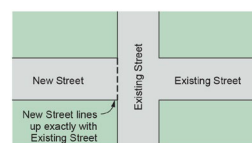
Zone District	New Street Intersection Distance from Existing Intersections ^B (feet)	Number of Street Connections to Existing Streets (based on width of property line along existing street) ^D
LDR	0 or 150	1 per 300 feet
CNR	0 or 150	1 per 300 feet
MDR	0 or 150	1 per 300 feet
TNR	0 or 150	1 per 300 feet
HDR	0 or 150	1 per 300 feet
MHR	^C	^C
NMU	0 or 150	1 per 300 feet
CMU	0 or 300	1 per 600 feet
RMU	0 or 150	1 per 300 feet
GMU^A	0 or 150	1 per 300 feet
ED	0 or 150	1 per 300 feet
I	0 or 300	1 per 600 feet
A	0 or 300	1 per 600 feet
OS	0 or 300	1 per 600 feet
F	0 or 150	1 per 300 feet
PUD	Determined in PUD agreement	Determined in PUD agreement

NOTES:

^A GMU Greenfield Mixed Use Zone District. Public streets shall be required to establish a street network and connections within and through properties and tie into the internal street network. The Waverly Subarea Plan shall be used to guide the location of these public streets. If the adjacent property the street is proposed to connect to is undeveloped, a stub street shall be constructed.

^B "0 feet" shall mean extending an existing street across an intersection where it currently ends, creating a four-way intersection. See graphic to the right.

0 Feet from Existing Street



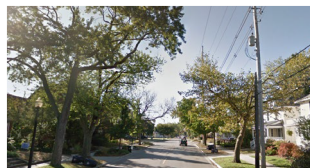
- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 10 Streets/ Sidewalks/ Driveways
- 9 General Standards
- 8 Signage
- 7 Lighting
- 6 Landscaping/ Green Inf.
- 5 Site Design Review Standards
- 4 Add'l Use Standards
- 3 Form Based Code
- 2 Zone Districts
- 1 Toolbox

- C See Section 39-2.10.

The street may be replaced by a pedestrian walkway or nonmotorized pathway, if approved by the approving authority. The walkway or pathway shall be exempt from the street design requirements of this article but shall be a minimum of 26 feet wide to allow for emergency vehicle access, unless determined otherwise by the Fire Marshal and approving authority.

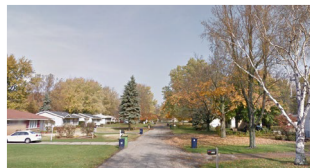
Sec. 39-10.07. Street classifications for street design standards. [7-21-2021 by Ord. No. 1796]

- A. Intent. Street design standards and intentionally planning and constructing the street realms per the requirements of Section 39-10.08, is necessary to ensure best practices are used to preserve, enhance, and establish character in neighborhoods and along corridors. These street design standards are organized by street classifications based on the City of Holland's Act 51 Map and its differentiation between *major and local streets*. The following define each street classification used in the tables located in Sections 39-10.08D through F and provide examples.
- B. Residential streets. Residential streets shall be defined as those where the surrounding *properties* are predominantly zoned LDR, CNR, MDR, TNR, HDR, or MHR. They are characterized by slow speeds, pedestrians, activity in *front yards*, and high levels of bicycle usage.
 - 1. Major residential streets. Examples: Pine Street, South River Avenue, South Shore Drive, and Century Lane (when lined with residential *buildings*).



Pine Street

- 2. Local residential streets. Examples include: East 13th Street, West 25th Street, Colonial Court, Bluebell Drive, and Grandview Avenue.



Grandview Avenue

- C. Commercial, mixed-use corridor, and industrial streets. These streets shall be defined as those where the surrounding *properties* are predominantly zoned CMU, I, A, and, for *major streets* only, GMU. They are characterized by high traffic volumes, relatively high speeds, truck traffic, multilane configurations, and dedicated turning lanes.
 - 1. Major commercial, mixed-use corridor, and industrial streets. Examples: Michigan Avenue, South Washington Avenue, Waverly Avenue, 48th Street, and 64th Street. Highways maintained by the Michigan Department of Transportation, such as US-31, also fit in this category.

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 1 Toolboxes
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways



Waverly Avenue

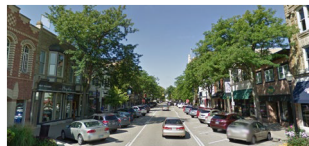
- 2. Local commercial, mixed-use corridor, and industrial streets. Examples: Lincoln Avenue, Ottawa Avenue, Century Lane (when lined with nonresidential *buildings*), Industrial Avenue, 40th Street (east of US-31), and Veterans Drive.



40th Street

- D. Urban streets. Urban streets shall be defined as those where the surrounding *properties* are predominantly zoned TNR, NMU, RMU, GMU, and F for only local streets. These streets are characterized by slow speeds, *on-street parking* (where allowed), high pedestrian activity, frequent intersections/crosswalks, and, in some cases, high bicycle usage.

- 1. Major urban streets. Examples: 7th Street, 8th Street, 9th Street, 16th Street (west of Fairbanks Avenue), River Avenue, and State Street.



8th Street

- 2. Local urban streets. Examples: Washington Avenue (in Washington Square), 6th Street, 10th Street, Central Avenue, and Columbia Avenue.

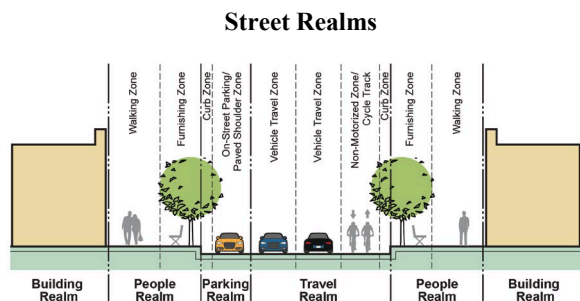


Washington Avenue in Washington Square

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

Sec. 39-10.08. Street design standards. [7-21-2021 by Ord. No. 1796]

- A. Intent. The intent of this section is to ensure street planning, construction, and reconstruction apply best practices to meet the City of Holland's *Complete Streets Resolution* and to further the City's *Master Plan* goals and action steps to provide multimodal transportation infrastructure. Requiring standards to be met in the three street realms outlined below accomplishes these goals.
- B. Three street realms: shall be regulated by the specific standards of this section organized by the street classifications defined in Section 39-10.07. A street design plan shall be submitted with a *site plan* application when a new street is proposed. See Section 39-12.02 and Sections 39-12.06 through 39-12.09. There are three street realms located within a street's cross section. Each realm is further made-up of feature zones. See the graphic in Section 39-10.08B.3.
 - 1. People realm. The people realm is the portion of the *right-of-way* used by pedestrians as a sidewalk. The people realm includes the following feature zones: walking zone and furnishing zone, which includes *lighting*, *landscaping*, street *trees*, snow storage, and *amenities* such as benches, trash cans, public art, or outdoor dining. Crosswalks are also considered part of the people realm.
 - 2. Parking realm. The *parking* realm is located between the people and travel realms and is primarily for the *parking* and loading/unloading of *vehicles*. The *parking* realm includes the following feature zones: curb zone and *on-street parking* or paved shoulder zone.
 - 3. Travel realm. The travel realm is the portion of the street where *vehicles* and nonmotorized *vehicles* travel, including through lanes and turning lanes. The travel realm shall be enhanced visually and operationally through landscaped medians, pavement markings, and on-street nonmotorized *vehicle* lanes or pathways in accordance with the City of Holland's nonmotorized transportation plan. The travel realm includes the following feature zones: *vehicle travel zone* (including *bicycle lanes* or *cycle tracks*) and *vehicle* travel turning zone.



- C. Tables in Sections 39-10.08D through F. The following tables provide standards that are specific to the street realms (people, parking, and travel) and the *feature zones* of each. These tables are further organized by street classifications. When a priority is included, the following shall apply.

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 10 Streets/ Sidewalks/ Driveways
- 5 Site Design Review Standards
- 9 General Standards
- 4 Add'l Use Standards
- 3 Form Based Code
- 7 Lighting
- 8 Signage
- 2 Zone Districts
- 6 Landscaping/ Green Inf.
- 1 Toolbox

1. High priority. This street design element should be present in nearly all situations. For a new street in a private *development*, all high-priority street design elements shall be included for the street design to be approved.
2. Medium priority. This street design element may be required by the *approving authority* in certain situations within a given street classification. For a new street in a private *development*, the *approving authority* may require a medium-priority street design element be installed.
3. Low priority. This street design element will likely not be required, though it may be encouraged. For a new street in a private *development*, the *approving authority* may determine that a proposed low-priority street design element is not necessary.

D. People realm design standards and guideline minimums.

1. Walking zone (sidewalks, nonmotorized pathways, and crosswalks).

Standard	Street Classification					
	Residential		Commercial, Mixed-Use Corridor, and Industrial		Urban	
	Major	Local	Major	Local	Major	Local
Sidewalk width (feet)	6	6	8 recommended; 6 minimum	6	6 (8 in F-CDT Subdistrict)	6 (8 in F-CDT Subdistrict)
Nonmotorized pathway width (guideline) (feet)	12	10	12	12	12	10
Attributes	Sidewalks on both sides of all streets	Sidewalks on both sides of all streets	Sidewalks on both sides of all streets or 12-foot nonmotorized pathway on one side of the street	Sidewalks on both sides of all streets	Sidewalks on both sides of all streets in business districts, allow for sidewalk cafes and other storefront amenities	Sidewalks on both sides of all streets in business districts, allow for sidewalk cafes and other storefront amenities
Crosswalks	Striped bump outs on higher traffic corridors	Striped in high-traffic or high-pedestrian areas	Striped and signalized pedestrian refuges (guideline)	Striped bump outs on higher traffic corridors	Striped bump outs signalized when necessary pedestrian refuges (guideline)	Striped in high-traffic or high-pedestrian areas

2. Landscaping/snow storage/amenity zone. The following design standards shall apply to the area between the walking zone and the curb or on-street parking zones. The required five-foot width spacing between the edge of pavement and the sidewalk shall be unpaved and planted with native plantings or *grass*. The use of rocks in this area is prohibited.

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

Standard	Street Classification					
	Residential		Commercial, Mixed-Use Corridor, and Industrial		Urban	
	Major	Local	Major	Local	Major	Local
Width (feet)	5	5	5	5	5	5
Attributes	Approved ground cover type Section 39-6.02G 1 street tree per 30 feet	Approved ground cover type Section 39-6.02G 1 street tree per 30 feet	Approved ground cover type Section 39-6.02G 1 street tree per 30 feet	Approved ground cover type Section 39-6.02G 1 street tree per 30 feet	Dependent on context. City shall define appropriate plantings and design. 1 street tree per 30 feet If not landscaped, provide with amenities (benches, trash cans, decorative lighting, etc.)	Dependent on context. City shall define appropriate plantings and design. 1 street tree per 30 feet If not landscaped, provide with amenities (benches, trash cans, decorative lighting, etc.)

E. *Parking* realm design standards.

1. On-street parking zone.

Standard	Street Classification					
	Residential		Commercial, Mixed-Use Corridor, and Industrial		Urban	
	Major	Local	Major	Local	Major	Local
Space dimensions	8 feet wide and 160 square feet minimum	8 feet wide and 160 square feet minimum	8 feet wide and 160 square feet minimum	8 feet wide and 160 square feet minimum	8 feet wide and 160 square feet minimum	8 feet wide and 160 square feet minimum
Attributes	Parallel, need not be striped except on higher traffic corridors	Parallel and either striped or unstriped	Parallel and striped Diagonal only on urban slow speed streets and slip streets	Parallel and striped	Parallel and striped Diagonal only on urban slow speed streets and slip streets striped	Parallel striped if necessary due to traffic or <i>parking</i> volumes
Priority	Medium	Medium	Low	Medium	High	High

- Curb zone standards shall be required by the City Engineer and the approving authority in accordance with the City's transportation plan.

F. *Travel* realm design standards.

1. Through lane zone.

Standard	Street Classification					
	Residential		Commercial, Mixed-Use Corridor, and Industrial		Urban	
	Major	Local	Major	Local	Major	Local
Lane width (feet)	10 to 12	10 to 11	11 to 12	10 to 12	10 to 12	10 to 11
Number of lanes	2 to 3	2	3 or 5	2 to 3	2 to 3	2
Bicycle lanes/cycle tracks	6 feet minimum width per direction	5 feet minimum width per direction	6 feet minimum width per direction	6 feet minimum width per direction	6 feet minimum width per direction	6 feet minimum width per direction

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

2. Turn lane priorities.

Turn	Street Classification					
	Residential		Commercial, Mixed-Use Corridor, and Industrial		Urban	
	Major	Local	Major	Local	Major	Local
Continuous left turns	Medium	Low	Medium	Medium	Medium	Low
Intersection left turns	Medium	Low	Medium	Medium	Medium	Low
Right turns	Low	Low	Medium	Medium	Low	Low

3. Median design and priorities. Medians beautify street corridors and contribute to safe and efficient access management, traffic calming, and safety.

Attributes/Priority	Street Classification					
	Residential		Commercial, Mixed-Use Corridor, and Industrial		Urban	
	Major	Local	Major	Local	Major	Local
Attributes	Used for decorative purposes and/or traffic calming Should contain landscaping, trees, and/or green infrastructure Should have crossovers at least every 150 feet	Used for decorative purposes and/or traffic calming Should contain flowers and shrubs Should have crossovers at least every 150 feet	Used to control turning movements ("Michigan lefts") where appropriate Landscaping, trees, and/or streetlights if possible	Used for decorative purposes and/or traffic calming Should contain landscaping, if possible Should have crossovers at least every 150 feet	Used for decorative purposes and/or traffic calming Should contain landscaping, trees, and/or green infrastructure Should have crossovers at least every 150 feet	Used for decorative purposes and/or traffic calming Should contain landscaping, trees, and/or green infrastructure Should have crossovers at least every 150 feet
Priority	Low	Low	Medium	Low	Medium	Low

G. Structural green infrastructure best management practices (BMPs) in street design. The following BMPs shall be used as guidelines and, although not required, are strongly encouraged to further push the needle towards meeting the City of Holland's low-impact development goals by creating a network of what are often referred to as "vital streets."

1. Curb inlets. Constructing inlets into street curbs or sloping the street for noncurbed streets can be used in conjunction with rain gardens, vegetated swales, street-side ditches and other BMPs. The *approving authority* may permit streets to be built without curb and gutter if it is determined that there is no safety or aesthetic reason to require curbs and if a structural green infrastructure BMP shall be used.

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways



- 2. Median structural green infrastructure. Streets can be sloped and medians can be designed for stormwater to drain into them. Medians should include a recessed area to serve as a vegetated swale or rain garden and should be planted with native plants that thrive in wet environments and are tolerant towards salts and pollutants.



- 3. Pervious parking lanes. *On-street parking* lanes are encouraged to be constructed of pervious pavement. See Section 39-6.06.



- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

11 Subdivision of Land	12 Processes/ Admin.	13 Non-conformities	14 Definitions
6 Landscaping/ Green Inf.	7 Lighting	8 Signage	9 General Standards
1 Toolbox	2 Zone Districts	3 Form Based Code	4 Add'l Use Standards
			5 Site Design Review Standards
			10 Streets/ Sidewalks/ Driveways

11 Subdivision of Land	12 Processes/ Admin.	13 Non-conformities	14 Definitions	
6 Landscaping/ Green Inf.	7 Lighting	8 Signage	9 General Standards	10 Streets/ Sidewalks/ Driveways
1 Toolbox	2 Zone Districts	3 Form Based Code	4 Add'l Use Standards	5 Site Design Review Standards

ARTICLE 39-11
Subdivision of Land

Sec. 39-11.01. Intent. [7-21-2021 by Ord. No. 1796]

A. The intent of this article is to:

1. Provide general standards pertaining to the division, *subdivision* and condominiumizing of land;
2. Define these processes of parceling land;
3. Specify and reference standards; and
4. Review processes for each to ensure orderly *development* throughout the City of Holland and to protect public health, safety, and general welfare.

Sec. 39-11.02. Processes and statutory requirements. [7-21-2021 by Ord. No. 1796]

Table of Processes, State Acts, and UDO Sections		
Subdivision of Land Type	State Act	UDO Sections (Chapter 39 of Code of Ordinances)
Land division	Michigan Land Division Act	Section 39-11.03, 39-11.04
<i>Subdivision</i> plat	Michigan Land Division Act	Section 39-11.03, 39-11.05, 39-12.10D.4
Site condominium	Michigan Condominium Act	Section 39-11.03, 39-11.06, 39-12.07E.2
Traditional condominium	Michigan Condominium Act	Section 39-11.03, 39-11.07, 39-12.07E.2

Sec. 39-11.03. General standards. [7-21-2021 by Ord. No. 1796]

All parceling of existing *lots*, *parcels*, or tracts of land ("*lots*") shall meet the required standards of this section. *Lots* that do not comply with the standards in this article are *nonconforming* properties and they may not be further divided or subdivided. See Article 39-13.

- A. A lot shall not be divided, altered, or reduced to make *lot* area and/or width less than the minimum required in the table below. A *lot* in a *zone district* without an area or width minimum shall meet all other standards of this section and the standards in Article 39-2.

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

Lot Sizes and Width Minimums		
Zone District	Minimum Property Area (square feet)	Minimum Property Width (feet)
CNR	4,500	45
TNR	5,000	40
LDR	7,000	50
MDR	5,000	40

- B. *Corner lots* for residential use shall meet the *front yard building setback* from both street frontages. This shall be considered when determining *lot* size.
- C. The Community and Neighborhood *Services* Department shall review the City's *Master Plan*, Street Plan, Utility Plan or other plans or ordinances to ensure each requested *lot* division, alteration, or combination complies with applicable requirements.
- D. Approval of a *lot* division, alteration, or combination shall be withheld if any resulting *lot* is determined to be unsuitable for the *permitted use* due to a topographical or other physical reason.
- E. All *lots* created by a division, alteration, or combination shall have direct and immediate deeded frontage on a street unless approved as a *flag lot* by the *Board of Appeals* as a special exception. See Section 39-12.12B.5.
- F. Street, driveway, and sidewalk standards shall be met as specified in Article 39-10.
- G. Barrier strips to prevent or control access to streets shall be prohibited except when approved by the *approving authority*. *Alleys* may be approved if a minimum of 20 feet wide or 26 feet wide if it provides the only fire apparatus access point to any *lot*.
- H. Subdivisions and site condominiums.
 - 1. Protection of important natural features. The arrangement of *lots*, units, and streets shall preserve to the greatest extent practicable watercourses, *wetlands*, flood-prone areas, and wildlife habitat.
 - 2. Arrangement of lots and units. The size and arrangement of *lots* and units shall reflect and perpetuate the existing *development* pattern of the surrounding neighborhood. Lots and units shall be created in such a way as to enable their *development* pursuant to the requirements of *UDO* and ensure a clear transfer of title. Interior lot or unit lines extending from a street shall be perpendicular or radial to the street *right-of-way* line to the greatest extent practicable.
 - 3. Major street frontages. For *subdivisions* and site condominiums abutting or containing a major street, the *approving authority* may require marginal access streets, reverse frontage with screen planting in a nonaccessway along the *rear*

11 Subdivision of Land	11
6 Landscaping/ Green Inf.	6
12 Processes/ Admin.	12
14 Definitions	14
10 Streets/ Sidewalks/ Driveways	10
5 Site Design Review Standards	5
9 General Standards	9
4 Add'l Use Standards	4
8 Signage	8
7 Lighting	7
3 Form Based Code	3
2 Zone Districts	2
1 Toolbox	1

property line, deep *lots*, units with rear service *alleys*, or other treatments as may be necessary for adequate protection to residential properties and to separate through and local traffic.

4. Connectivity of streets and sidewalks. The established grid of interconnected streets and sidewalks shall be maintained and extended to the greatest extent practicable. All streets shall be in compliance with the applicable street design and construction standards in Article 39-10.
5. Dedication of streets. Streets in *subdivisions* and site condominiums shall be designed and built to the City's public street standards and shall be dedicated to the City upon completion of a *subdivision* or site condominiums unless the Planning Commission determines otherwise based on the criteria specified in Section 39-10.03.
6. Dedication of easements. *Subdivisions* and site condominiums shall provide dedications of *easements* to the appropriate public agencies for the purposes of construction, operation, maintenance, inspection, repair, alteration, replacement and/or removal of pipelines, conduits, mains, and other installations of a similar character for the purpose of providing *public utility services*, including conveyance of sewage, potable water and stormwater runoff across, through and under the property subject to said *easement*, and excavation and refilling of ditches and trenches necessary for the location of such installations.

Sec. 39-11.04. Land division process. [7-21-2021 by Ord. No. 1796]

- A. Definition. In a land division, an *applicant* applies to divide an existing unplatted *parcel* or tract of multiple *parcels* in accordance with Sections 560.108 through 560.109b of the Land Division Act, MCLA 560.108 through 560.109b, and related provisions of the Land Division Act. The Act requires that any division of a *parcel* or tract, as defined in the Act, that would result in any *lot* of less than 40 acres be approved by the local unit of government before the resulting *parcels* are marketed, sold or reflected in a document recorded with the County Register of Deeds. The number of allowable *lot* splits is dependent on the size of the parent *parcel* or parent tract, as applicable, as of March 31, 1997.
- B. Approval process.
 1. Application. An application for a land division can be obtained from the Assessing Office and shall be filed with the Assessing Office. The Assessor and the *Zoning* Administrator, and others if applicable, shall review the application and the Assessor shall approve or reject the requested land division.
 2. The following items shall be submitted with the application:
 - a. Evidence of ownership interest in the property subject to the proposed split or combination.

11 Subdivision of Land
6 Landscaping/ Green Inf.
7 Lighting
8 Signage
9 General Standards
10 Streets/ Sidewalks/ Driveways
12 Processes/ Admin.
13 Non-conformities
14 Definitions
1 Toolbox
2 Zone Districts
3 Form Based Code
4 Add'l Use Standards
5 Site Design Review Standards

- b. A legal description and evidence establishing that the parent *parcel* was lawfully in existence on March 31, 1997.
- c. Evidence that the split shall not exceed the maximum number of divisions allowed under the Land Division Act.
- d. A survey indicating that the *lot(s)* meets the area and width minimums required in Article 39-2 and Section 39-11.03A if applicable, and indicating that the *lots* shall be accessible by a street, *easement* or other approved means of access.
- e. Evidence that there are no outstanding property taxes or special assessments on the land subject to the application.

Sec. 39-11.05. Subdivision plats. [7-21-2021 by Ord. No. 1796]

- A. Definition. A *subdivision* plat is used when the property is proposed to be divided pursuant to the *subdivision* provisions of the Michigan Land Division Act into platted *lots*.
- B. Subdivision review considerations. See Section 39-11.03.
- C. Application and review process: final determination required by *City Council*. See Section 39-12.10D.4.

Sec. 39-11.06. Site condominiums. [7-21-2021 by Ord. No. 1796]

- A. Definition. A "site condominium" is a condominium created pursuant to the Condominium Act, MCLA 559.101 et seq. whose units are separate *parcels* of land (*sites*) on which *structures* for independent occupation are erected. Units within a site condominium may be intended for residential, commercial, or industrial uses.
- B. Site condominium review considerations. See Section 39-11.03.
- C. Application and review process. See Section 39-12.07D.2.

Sec. 39-11.07. Traditional condominiums. [7-21-2021 by Ord. No. 1796]

- A. Definition. A "traditional condominium" is a condominium created pursuant to the Condominium Act, MCLA 559.101 et seq., whose units are defined in the master deed, but are not separate *parcels* of land (*sites*). Units within a traditional condominium may be intended for residential, commercial, or industrial uses.
- B. Traditional condominium review considerations. See Section 39-12.07D.2.
- C. Application and review process. See Section 39-12.07D.2.

11 Subdivision of Land
1 Toolbox
2 Zone Districts
3 Form Based Code
4 Add'l Use Standards
5 Site Design Review Standards
6 Landscaping/ Green Inf.
7 Lighting
8 Signage
9 General Standards
10 Streets/ Sidewalks/ Driveways
12 Processes/ Admin.
13 Non-conformities
14 Definitions

11 Subdivision of Land	12 Processes/ Admin.	13 Non-conformities	14 Definitions	
6 Landscaping/ Green Inf.	7 Lighting	8 Signage	9 General Standards	10 Streets/ Sidewalks/ Driveways
1 Toolbox	2 Zone Districts	3 Form Based Code	4 Add'l Use Standards	5 Site Design Review Standards

ARTICLE 39-12
Application Review Processes and Administration

11 Subdivision of Land	12 Processes/ Admin.	13 Non-conformities	14 Definitions
6 Landscaping/ Green Inf.	7 Lighting	8 Signage	9 General Standards
1 Toolbox	2 Zone Districts	3 Form Based Code	4 Add'l Use Standards
			5 Site Design Review Standards
			10 Streets/ Sidewalks/ Driveways

Sec. 39-12.01. Intent. [7-21-2021 by Ord. No. 1796]

A. This article establishes the processes used for the review of *development* applications.

How to use this article:

1. Determine the review process required per application type from the table in Section 39-12.02.
2. Learn about the *approving authorities* for each review process in Section 39-12.03.
3. Zoning permits review process: See Section 39-12.04.
4. For all other review processes: general review process requirements in Section 39-12.05.
5. Administrative review process: Section 39-12.06.
6. Planning Commission review process: See Section 39-12.07. Special land use review process: Section 39-12.08.
7. Determine the application materials and *site plan* components required per review process from the tables in Section 39-12.09.
8. For application types requiring *City Council* or *Board of Appeals* review, see Section 39-12.10 and Section 39-12.12, respectively.
9. Post-site plan approval requirements. See Section 39-12.11.
10. Violations information: See Section 39-12.13.

Sec. 39-12.02. Review processes and approving authorities tables. [7-21-2021 by Ord. No. 1796]

A. All zone districts. [Amended 12-1-2021 by Ord. No. 1805; 2-2-2022 by Ord. No. 1812]

Application Type	Zoning Administrator/ Zoning Permit	Administrative Review Staff	Planning Commission	City Council	Board of Appeals	Other Required Approval
Site improvements with no structural changes	Final determination	—	—	—	—	—
Accessory structures (other than in PUD, A, and F Zone Districts)	Final determination	—	—	—	—	HDC approval in historic districts
Signs (other than in PUD, A, and F Zone Districts)	Final determination	—	—	—	—	HDC approval in historic districts
Fences (other than in PUD, A, and F Zone Districts)	Final determination	—	—	—	—	HDC approval in historic districts
Outdoor cafes where restaurant uses are allowed (private property)	Final determination	—	—	—	—	DRB review for F subdistricts downtown

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

Application Type	Zoning Administrator/ Zoning Permit	Administrative Review Staff	Planning Commission	City Council	Board of Appeals	Other Required Approval
Sidewalk cafes where restaurant uses are allowed (public property)	Final determination	—	—	—	—	DRB review for F subdistricts downtown Approval of insurance and indemnification by City Attorney
Accessory dwelling units	Final determination	—	—	—	Final determination if special exception requested	Infill design review if not in historic districts HDC approval in historic districts Noticed neighbors may request Board of Appeals special exception
Special land uses	—	Recommendation	Final determination	—	—	Public workshop in PUD and F Zone Districts DDA recommendation for F subdistricts downtown
Rezoning and conditional rezoning	—	Recommendation	Recommendation	Final determination	—	Public outreach workshop (exempt rezoning to LDR, MDR, or CNR) DDA recommendation for downtown F subdistricts
Text amendment (UDO or Master Plan)	—	Recommendation	Recommendation	Final determination	—	—
Special exception	—	—	—	—	Final Determination	—
Variance	—	—	—	—	Final determination	—
Nonconformities	—	—	—	—	Final determination	—
UDO interpretation	Final determination	—	—	—	Final determination if appealed	—
Lot split or combination	Final determination	—	—	—	—	Assessor approval
Site condominium	—	Recommendation	Final determination	—	—	Public outreach workshop
Traditional condominium	—	Recommendation	Final determination	—	—	Public outreach workshop

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

Application Type	Zoning Administrator/ Zoning Permit	Administrative Review Staff	Planning Commission	City Council	Board of Appeals	Other Required Approval
Subdivision plat	—	Recommendation	Recommendation	Final determination	—	Public outreach workshop

B. LDR, CNR, MDR, TNR, HDR and MHR Zone Districts. [Amended 2-2-2022 by Ord. No. 1812]

Application Type	Zoning Administrator/ Zoning Permit	Administrative Review Staff	Planning Commission	City Council	Board of Appeals	Other Required Approval
1 residential building with 1 to 4 units (new and additions)	Final determination	—	—	—	—	Infill design review (CNR and TNR) HDC approval in historic districts
New nonresidential buildings	—	Recommendation	Final determination	—	—	Infill design review (CNR and TNR) HDC approval in historic districts
Nonresidential building additions	Less than 1,000 square feet Final determination	1,000 square feet or greater Final determination	—	—	—	HDC approval in historic districts
Conversions of residential dwelling units	Final determination	—	—	—	Final determination if special exception requested	HDC approval in historic districts
HDR only: more than one residential building with 1 to 4 units (new and additions)	—	Recommendation	Final determination	—	—	—
HDR only: new buildings with 5 or more residential dwellings units and mixed uses	—	Recommendation	Final determination	—	—	—

C. NMU, CMU, RMU, GMU and ED Zone Districts. [Amended 12-1-2021 by Ord. No. 1805; 2-2-2022 by Ord. No. 1812]

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

Application Type	Zoning Administrator/ Zoning Permit	Administrative Review Staff	Planning Commission	City Council	Board of Appeals	Other Required Approval	11 Subdivision of Land
New mixed-use	1,000 square feet or less	Greater than 1,000 square feet	—	—	—	Noticed neighbors may request Planning Commission review	11 Subdivision of Land
	Final determination	Final determination					
All nonresidential	1,000 square feet or less	Greater than 1,000 square feet	—	—	—	Noticed neighbors may request Planning Commission review	6 Landscaping/ Green Inf.
	Final determination	Final determination					
5+ unit residential buildings	1,000 square feet or less	Greater than 1,000 square feet	—	—	—	Noticed neighbors may request Planning Commission review	7 Lighting
	Final determination	Final determination					
Building additions (other than ED)	1,000 square feet or less	Greater than 1,000 square feet	—	—	—	Noticed neighbors may request Planning Commission review	8 Signage
	Final determination	Final determination					
GMU only: multiple residential detached dwellings with 1 to 4 units	—	Recommendation	Final determination	—	—	—	9 Non-conformities
ED only: single residential detached dwellings with 1 to 4 units	Final determination	—	—	—	—	—	10 General Standards
NMU, CMU, RMU, GMU only: (commercial parking waiver/reduction)	—	—	Final determination	—	—	—	11 Add'l Use Standards
							12 Processes/ Admin.
							13 Non-conformities
							14 Definitions
							10 Streets/ Sidewalks/ Driveways
							5 Site Design Review Standards

D. I Zone District.

Application Type	Zoning Administrator/ Zoning Permit	Administrative Review Staff	Planning Commission	City Council	Board of Appeals	Other Required Approval
East or south of US-31 New buildings	Less than 1,000 square feet Final determination	—	—	—	—	Noticed neighbors may request Planning Commission review
West or north of US-31 New buildings	Less than 1,000 square feet Final determination	1,000 square feet or greater not adjacent to a residential zone district: final determination 1,000 square feet or greater and adjacent to residential zone district: recommendation	1,000 square feet or greater and adjacent to residential zone district Final determination	—	—	Noticed neighbors may request Planning Commission review
Building additions	10,000 square feet or less Final determination	Greater than 10,000 square feet Final determination	—	—	—	Noticed neighbors may request Planning Commission review

E. A Zone District.

Application Type	Zoning Administrator/ Zoning Permit	Administrative Review Staff	Planning Commission	City Council	Board of Appeals	Other Required Approval
New buildings	Final determination	—	—	—	—	West Michigan Airport Authority recommendation
Site improvements with no changes to principal building	Final determination	—	—	—	—	West Michigan Airport Authority recommendation
Signs and fences	Final determination	—	—	—	—	West Michigan Airport Authority recommendation

F. PUD Zone District.

Application Type	Zoning Administrator/ Zoning Permit	Administrative Review Staff	Planning Commission	City Council	Board of Appeals	Other Required Approval
New buildings and site elements ¹	—	Recommendation	Final determination	—	—	Public outreach workshop
Site improvements with no changes to principal building	—	Final determination if minor addition	Final determination in conjunction with a site plan review or major addition	—	—	—

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

Application Type	Zoning Administrator/ Zoning Permit	Administrative Review Staff	Planning Commission	City Council	Board of Appeals	Other Required Approval
Signs	Permit issued	Recommendation	Final determination	—	—	HDC approval in historic districts Standards defined in PUD agreement
Fences	Permit issued	Recommendation	Final determination	—	—	Standards defined in PUD agreement
Fences and signs (not in conjunction with a site plan)	Final determination based on PUD agreement	—	—	—	—	HDC approval in historic districts

NOTE:

¹ Site elements include all nonstructure aspects of site design. For example: utilities, lighting, landscaping, or parking.

G. F-WDT, NDT, CDT, EDT and CENT Zone Districts. [Amended 10-20-2021 by Ord. No. 1804; 12-1-2021 by Ord. No. 1805]

Application Type	Zoning Administrator/ Zoning Permit	Administrative Review Staff	Planning Commission	City Council	Board of Appeals	Other Required Approval
New buildings or additions	—	Less than 500 square feet: final determination 500 square feet or greater: recommendation	500 square feet or greater: final determination	—	—	If 500 square feet or greater: public outreach workshop and DDA recommendation Less than 500 square feet: noticed neighbors may request Planning Commission review
Accessory buildings (not in conjunction with site plan)	200 square feet or less Final determination	Over 200 square feet Final determination	—	—	—	Noticed neighbors may request Planning Commission review DDA recommendation
Form-based code standards waiver	—	Recommendation	Final determination	—	—	DDA recommendation
Signs	Final determination	—	—	—	—	DRB review
Fences	Final determination	—	—	—	—	DDA recommendation
Facade changes or modifications	25% or less of one façade	More than 25% of one façade	—	—	—	More than 25% of one façade
	Final determination	Final determination	—	—	—	DDA recommendation

11 Subdivision of Land

12 Processes/ Admin.

13 Non-conformities

14 Definitions

6 Landscaping/ Green Inf.

7 Lighting

8 Signage

9 General Standards

10 Streets/ Sidewalks/ Driveways

1 Toolbox

2 Zone Districts

3 Form Based Code

4 Add'l Use Standards

5 Site Design Review Standards

H. F-RM, SIXT, WASH and SSV Zone Districts. [Amended 2-2-2022 by Ord. No. 1812]

Application Type	Zoning Administrator/ Zoning Permit	Administrative Review Staff	Planning Commission	City Council	Board of Appeals	Other Required Approval
New buildings or additions	—	Less than 500 square feet: final determination 500 square feet: or greater: recommendation	500 square feet: or greater: final determination	—	—	Less than 500 square feet: noticed neighbors may request Planning Commission review
Accessory buildings (not in conjunction with site plan)	200 square feet or less Final determination	Greater than 200 square feet Final determination	—	—	—	Noticed neighbors may request Planning Commission review
Form-based code standards waiver	—	Recommendation	Final determination	—	—	—
Signs and fences	Final determination	—	—	—	—	—

Sec. 39-12.03. Approving authorities established. [7-21-2021 by Ord. No. 1796]

- A. Intent. This section shall authorize staff, commissions, and boards to review and make determinations on application types, as specified in Section 39-12.02. The *approving authorities* include the: *Zoning Administrator* or their designated staff, *Administrative Review Staff*, *Planning Commission*, *Board of Appeals*, *Historic District Commission*, *Downtown Development Authority (DDA)*, *Design Review Board (DRB)*, *West Michigan Airport Authority*, and *City Council*. Their functions in *development* review are described in this section.
- B. *Zoning Administrator*: staff member responsible for making staff-level interpretations and administering *zoning* functions such as: approval of residential dwellings with one to four units, *accessory structures*, fencing, and signage.
- C. *Administrative Review Staff*. The *Administrative Review Staff* reviews and makes determinations on administrative review applications and provides recommendations to planning staff and the *Planning Commission*. These staff members are generally comprised of the Senior Planner; Municipal Planner; *Zoning Administrator*; City Engineer; Fire Marshal; Holland Board of Public Works Water/Wastewater, Pollution Control, Electric, and Communications Engineers; Director of Parks and Recreation Department; the Director of Community and Neighborhood Services Department; the Police Chief or their designated staff; and the DDA Coordinator (for Downtown developments).
- D. *Planning Commission*. The *Planning Commission* is responsible for reviewing large *development* projects, *rezoning* requests, ordinance text amendments and updating the City's *Master Plan*. The Commission is comprised of nine members including the Mayor, a *City Council* liaison, one staff member and six volunteer

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 1 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

residents who are appointed by the Mayor.

- E. Board of Appeals (BOA). The BOA hears applications from property owners and developers who are seeking a special exception, ordinance interpretation or a *variance* from *UDO* requirements. The Board of Appeals is comprised of six regular members, two alternate members and a nonvoting *City Council* liaison.
- F. Historic District Commission (HDC). The HDC reviews proposed construction work within the five designated *historic districts*. Certificates of appropriateness (CoA) are issued, using the Secretary of Interior Standards, for construction work or property improvements that impact the exterior portion of the *structure* or property. HDC staff also provides consultation for renovations that impact the National Register Downtown *Historic District* properties, described in Section 39-12.07C.6.f. The HDC is comprised of seven volunteer residents and one nonvoting *City Council* liaison.
- G. Downtown Development Authority (DDA). The DDA oversees design, *streetscape*, *amenities*, developments, and public parking within the DDA boundary. Developments requiring *site plan* review located in the downtown *form-based code* subdistricts (F-CDT, F-NDT, F-WDT, F-EDT, and F-CENT) require a presentation from the developer to the DDA, and the DDA shall make a recommendation to the *Planning Commission*. DDA staff also review and issue permits for *signs*, outdoor cafes, and sidewalk cafes located downtown. The DDA is comprised of 14 members including a *City Council* liaison and the Assistant City Manager.
- H. Design Review Board (DRB). The DRB is charged with reviewing applications for permits issued by DDA staff, such as *signs*, outdoor cafes, sidewalk cafes. The DRB is comprised of seven members with three DDA members, three design professionals and one *City Council* liaison.
- I. West Michigan Airport Authority (WMAA). The WMAA is charged with managing the West Michigan Regional Airport. The WMAA reviews, approves, and provides recommendations to the *Planning Commission* on developments requiring *site plan* review in the Airport Overlay District. The WMAA is comprised of three City of Holland representatives and other representatives from Park Township and the City of Zeeland.
- J. City Council. The *City Council's* primary responsibility is to make decisions regarding the present and future of the City of Holland. In matters concerning *UDO*, the *City Council* is the final *approving authority* on all *rezoning* requests, text amendments, *subdivision* plats, street vacations, and adoption of ordinances. *City Council* is comprised of eight elected Council members and the elected Mayor.

Sec. 39-12.04. Zoning permit review process. [7-21-2021 by Ord. No. 1796]

- A. *Zoning* permit applications are reviewed by the *Zoning Administrator* and the *Board of Appeals*.
- B. *Zoning* permit types.

11 Subdivision of Land
12 Processes/ Admin.
13 Non-conformities
14 Definitions
6 Landscaping/ Green Inf.
7 Lighting
8 Signage
9 General Standards
10 Streets/ Sidewalks/ Driveways
1 Toolboxes
2 Zone Districts
3 Form Based Code
4 Add'l Use Standards
5 Site Design Review Standards

- 1. Application types in Section 39-12.02; and
 - 2. Land use change applications for existing *structures*.
- C. Applications for a *zoning* permit shall be submitted to the Community and Neighborhood Services Department to ensure compliance with *UDO* and other applicable regulations. Depending on the application type, additional approvals may be required along with *zoning* permit issuance. The following items shall be provided in a *zoning* permit application:
- 1. Application.
 - 2. Scaled plot plan with all property lines, *setbacks*, dimensions, location of drives and parking areas, and existing and proposed *structures*. A nonscaled, sketched plot plan may be permitted upon *Zoning* Administrator determination.
 - 3. Scaled floor plan shall be required for interior changes of use, accessory dwelling units, and other similar construction. A nonscaled, sketched floor plan may be permitted upon *Zoning* Administrator determination.
 - 4. Additional information, plans, testimony, and/or evidence the *Board of Appeals* or *Zoning* Administrator may request to review the application.
- D. Public notices of applications. Upon receipt of applications requiring public notice, as specified in Section 39-12.02, the *Zoning* Administrator shall adhere to the Michigan *Zoning* Enabling Act, P.A. 110 of 2006¹⁸ and mail a written notice to notify property owners and occupants within a 300-foot radius of the property about the proposed project and that they may request a *public hearing* and special exception determination by the *Board of Appeals* if a detailed, written request, including the reasons why they have made this request, is provided to the *Zoning* Administrator.
- E. The public notice shall inform residents of their right to request a *public hearing* with the *Board of Appeals*. This request shall be in writing and shall include a detailed description of the reason for the request.
- F. Appeals of *Zoning* Administrator determinations. An *applicant* or aggrieved party shall appeal a *Zoning* Administrator determination to the *Board of Appeals* following the process specified in Section 39-12.12G. The appeal application shall stay action on any permit issuance.

Sec. 39-12.05. General requirements for Administrative Staff and Planning Commission review. [7-21-2021 by Ord. No. 1796]

- A. Intent. This section specifies general review process requirements for any application type required other than a *zoning* permit, regardless of whether it is reviewed by the Administrative or the *Planning Commission* process. See Section

11 Subdivision of Land	12 Processes/ Admin.	13 Non-conformities	14 Definitions
6 Landscaping/ Green Inf.	7 Lighting	8 Signage	9 General Standards
10 Streets/ Sidewalks/ Driveways	5 Site Design Review Standards	4 Add'l Use Standards	
3 Form Based Code			
2 Zone Districts			
1 Toolbox			

18. Editor's Note: See MCLA 125.3101 et seq.

39-12.04.

- B. Administrative Review Team meeting. Community and Neighborhood Services (CNS) planning staff shall require this meeting with the Administrative Review Team to review a basic engineered *site plan* to ensure early coordination on a given *development*, unless determined unnecessary by CNS staff. The Administrative Review Team shall include staff from the departments listed in Section 39-12.03C.
- C. Application submittal.
 - 1. Per Section 39-12.09, the *applicant* shall submit:
 - a. An application.
 - b. Two scaled hard copy *site plans* sized 24 inches by 32 inches.
 - c. The application fee.
 - d. The required supplementary materials.
 - e. An electronic copy of everything.
 - 2. The application materials shall be submitted to the Community and Neighborhood Services Department by 5:00 p.m. 28 days prior to the Planning Commission meeting or 15 business days prior to a desired administrative review decision. Applications shall only be accepted if all required contents are provided. **[Amended 10-20-2021 by Ord. No. 1804]**
- D. Public notices of applications. Upon receipt of an application, the Community and Neighborhood Services Department shall adhere to the Michigan *Zoning Enabling Act*, P.A. 110 of 2006 and mail a written notice to notify property owners and occupants within a 300-foot radius. If the proposed *development site* borders an adjacent municipality, that municipal governmental office and the properties within 300 feet of the subject *site's* property lines shall both be noticed. See Section 39-12.06 and Section 39-12.07 for noticing requirements pertaining to Administrative and *Planning Commission* reviews.
- E. Administrative review and staff report. The Administrative Review Team shall review the application, *site plan*, and additional required materials and make either a determination or recommendation, depending on the application type, which shall be compiled into a staff report with conditions of approval.
- F. WMAA recommendation. For properties in the Airport Overlay District, please see Section 39-2.20. A recommendation report from the West Michigan Airport Authority (WMAA) or its designee shall be required and provided in the staff report, as described in Section 39-12.05D.
- G. Time period for obtaining approval. An *applicant* shall have a maximum of one year from the application submittal date to obtain a final determination on the *site plan*. If approval is not achieved within this period, the application becomes null and void and a new application is required.

11 Subdivision of Land
12 Processes/ Admin.
14 Definitions
1 Landscaping/ Green Inf.
2 Zone Districts
3 Form Based Code
4 Add'l Use Standards
5 Site Design Review Standards
6 Landscaping/ Green Inf.
7 Lighting
8 Signage
9 General Standards
10 Streets/ Sidewalks/ Driveways
11 Subdivision of Land
12 Processes/ Admin.
13 Non-conformities
14 Definitions

- H. Expiration of site plan approval. A *site plan* approval is valid for 18 months. If a *building* permit is not issued within the eighteen-month approval period, the *site plan* approval expires. *Site plan* approvals may be eligible for a one-year extension if application is made to and granted by the *Planning Commission* prior to the expiration of the *site plan*.
- I. Amendments to an administratively approved site plan. If modifications are requested to an approved administrative *site plan* prior to the completion of construction, the Administrative Review Team staff shall determine if the change requested is a minor or major amendment per the table in Section 39-12.05K, and shall then review it accordingly.
- J. Amendments to a Planning Commission approved site plan. If modifications are requested to a *site plan* approved by the *Planning Commission* prior to the completion of construction, the following table shall be used to determine if the proposed *site plan* amendment is a minor or major amendment.
- K. Minor and Major Amendments Table.

Change Requested ^A	Minor Amendment ^B	Major Amendment ^C	New Application and Fee Required
Structural Elements			
Building setbacks	Administratively approved site plan and most Planning Commission approved site plans	Planned unit development (PUD) amendment or determined a significant change ^D	More than 1 setback change or major amendment
Building height	Administratively approved site plan and most Planning Commission approved site plans	Planned unit development (PUD) amendment or determined a significant change ^D	Major amendment
Building elevations and/or materials	Administratively approved site plan and most Planning Commission approved site plans	Planned unit development (PUD) amendment or determined a significant change ^D	Major amendment
Signage	All approved site plans except planned unit development (PUD)	Planned unit development (PUD)	Major amendment
Site Elements			
Utilities and Fire Code	All approved site plans	—	Dependent on other departments
Lighting	Administratively approved site plan and most Planning Commission approved site plans	Planned unit development (PUD) amendment or determined a significant change ^D	Major amendment
Landscaping	All approved site plans, unless determined as significant change ^D	Determined a significant change if it would significantly change the amount of screening adjacent to residential uses ^D	Major amendment
Number of parking spaces (auto/bicycle)	All approved site plans except planned unit development (PUD)	Planned unit development (PUD) amendment or determined a significant change ^D	Major amendment
Parking lot design	Administratively approved site plan and most Planning Commission approved site plans	Planning Commission approved site plan determined significant ^D	Major amendment
Other site plan change	All approved site plans, unless determined as significant change ^D	Determined a significant change ^D	Major amendment
Form-Based Code			

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

Change Requested ^A	Minor Amendment ^B	Major Amendment ^C	New Application and Fee Required
Building or frontage types, architectural elements, or building envelopes	—	All approved site plans	Yes
Other site plan changes	All approved site plans, unless determined as significant change ^D	Determined a significant change ^D	Major amendment

NOTES:

- ^A All amendments shall comply with the zoning standards. Amendments not meeting the required zoning standards shall require a variance by the Board of Appeals.
 - ^B Minor amendments are administratively reviewed.
 - ^C Major amendments are reviewed by the Planning Commission.
 - ^D Significant change: if staff is concerned that the change could potentially negatively impact the health, safety, or welfare of site users and/or adjacent properties.
- L. Violation. In the event that construction is not in compliance with the approved *site plan* and the property *owner* fails to take corrective action or pursue approval of an amended *site plan*, the *Zoning Administrator* may invoke the violation and penalties as specified in Section 39-12.13.

Sec. 39-12.06. Administrative Staff review process for site plans. [7-21-2021 by Ord. No. 1796]

- A. Intent. Application types requiring Administrative Review shall be subject to the standards in this section.
- B. General review process requirements shall be met as specified in Section 39-12.05.
- C. Public notice of Administrative Review application types. Per Section 39-12.05D, written public notice shall be mailed to all property owners and occupants within a 300-foot radius of the *site's* property lines. Public notice for Administrative Review applications shall include the following information:
 1. The address of the subject property or properties.
 2. The application type.
 3. The nature of the *development*, if applicable.
 4. The date the Administrative Review determination will be made, which is a minimum of 10 days after the public notice is postmarked.
 5. Notice that the notified person may provide public comment and/or request that a *public hearing* be held by the *Planning Commission* on the proposed application, rather than Administrative Review, by submitting a detailed written statement regarding the reason for the request.
 6. The due date for the *public hearing* request, which shall be a minimum of seven days after the date the public notice is postmarked. If a *public hearing* is scheduled, the application type shall instead follow the *Planning Commission*

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways

review process specified in Section 39-12.07.

7. Contact information to provide public comment or to request a *public hearing*.
- D. Administrative Review application decisions. One of the following application determinations shall be made by the Administrative Review Staff for Administrative Review application types and shall be made known to the *applicant* via a staff report.
1. Approve. Upon determination that an application is complete and a *site plan* is in compliance with the standards and requirements of *UDO* and other ordinances, codes, and laws, the Administrative Review Staff shall approve the *site plan* application.
 2. Approve with conditions. Upon determination that a *site plan* is in compliance with the standards and requirements of *UDO* and other applicable ordinances, codes, and laws, except for minor additional actions, modifications, or items needed, the Administrative Review Team shall approve the *site plan* application subject to the conditions of approval being met.
 3. Deny. Upon determination that a *site plan* does not comply with the standards and regulations of *UDO* and/or other ordinances, codes, and laws, or requires extensive, major revisions to comply with said standards and regulations, the Administrative Review Staff shall deny the *site plan* application.
- E. Appeals of administrative site plan or infill design review determinations. An *applicant* or aggrieved party shall appeal an Administrative Review determination to the *Planning Commission* following the process specified in Section 39-12.12G. The appeal application shall stay action on any permit issuance.

Sec. 39-12.07. Planning Commission application types and review process. [7-21-2021 by Ord. No. 1796]

- A. Intent. Application types requiring *Planning Commission* review shall be subject to the standards in this section.
- B. Final determination by Planning Commission application types.
 1. *Site plan* applications as specified in Section 39-12.02.
 2. Special land use applications as specified in Section 39-12.08.
 3. Condominiums as specified in Section 39-12.07D.
 4. PUD planned unit developments not requiring a *rezoning* as specified in Section 39-12.07D.
 5. Additional waivers. If an applicant is submitting an application for a *site plan*, special land use, condominium or PUD under this section, they ay also request a setback or parking waiver. **[Amended 12-1-2021 by Ord. No. 1805]**

11 Subdivision of Land
12 Processes/ Admin.
13 Non-conformities
14 Definitions
1 Toolbox
2 Zone Districts
3 Form Based Code
4 Add'l Use Standards
5 Site Design Review Standards
6 Landscaping/ Green Inf.
7 Lighting
8 Signage
9 General Standards
10 Streets/ Sidewalks/ Driveways

- a. Setback waiver. A *setback* waiver may be considered for approval by the *Planning Commission* when evidence is provided that:
 - 1) An environmental hardship exists on the property that prevents compliance with all *setback* requirements for that *zone district*.
 - 2) The *development* will not be able to be constructed without the *setback* waiver.
 - 3) The *setback* requested is the least *setback* needed to make the *development* viable.
 - b. Parking reduction/waiver. A *parking* reduction or waiver may be granted by the *Planning Commission* for commercial uses in the NMU, CMU, GMU and RMU *Zone Districts*. The *Planning Commission* shall consider the following criteria when considering the request:
 - 1) A reduction or waiver of the required *parking spaces* will not be seen as injurious to the neighboring properties;
 - 2) Quantity of available *parking* nearby;
 - 3) Pedestrian orientation of the project;
 - 4) Quantity of available *on-street parking* nearby.
 - 6. Appeals of Administrative Review determinations. An application for an appeal shall be submitted to the Community and Neighborhood Services Department, which shall stay action on the issuance of any permit. The appeal application shall state the factual basis for the appeal. The *Planning Commission* shall hold a *public hearing* and shall then affirm, reverse, or otherwise modify the original Administrative Review determination, stating its finding and reasons for its action. A written copy of such findings, reasons, and actions shall be provided to the *applicant* and filed with the City Clerk.
- C. Planning Commission processes and procedures. The following processes and procedures shall be met during a *Planning Commission* review:
- 1. The general review process standards specified in Section 39-12.05 shall be met for all *Planning Commission* review application types.
 - 2. Public notice of Planning Commission application types. Per Section 39-12.05D, 15 days prior to the *public hearing*, a written public notice shall be mailed to all property owners and occupants within a 300-foot radius of the *site's* property lines and notice shall be sent to the City's newspaper of regular circulation for publication. Public notice for *Planning Commission* review applications shall include the following information:
 - a. The address of the subject property or properties.
 - b. The application type.

11 Subdivision of Land
12 Processes/ Admin.
13 Non-conformities
14 Definitions
6 Landscaping/ Green Inf.
7 Lighting
8 Signage
9 General Standards
10 Streets/ Sidewalks/ Driveways
1 Toolbox
2 Zone Districts
3 Form Based Code
4 Add'l Use Standards
5 Site Design Review Standards

- c. The nature of the *development*.
 - d. The date and location of the *Planning Commission public hearing*.
 - e. Contact information to provide public comment for *Planning Commission* consideration.
 - f. Notice that the City of Holland will provide necessary services and auxiliary aids at the *public hearing* to individuals with disabilities, upon request a minimum of seven days prior to the *public hearing*.
3. Planning Commission public hearing. The *Planning Commission* shall hold a *public hearing* to receive public comment on the *development* proposal.
 4. Application determinations.
 - a. Following the *public hearing*, one of the following application determinations shall be made by the *Planning Commission*.
 - 1) Approve. The *Planning Commission* shall approve a *development* application upon determination that an application is complete and the proposed *development* is in compliance with the standards and requirements of *UDO* and other ordinances, codes, and laws.
 - 2) Approve with conditions. The *Planning Commission* shall approve a *site plan* application contingent on the *applicant* meeting specified conditions of approval if minor modifications are needed and if additional ordinance or code items need to still be met.
 - 3) Deny. The *Planning Commission* shall deny an application upon determination that the proposed *development* does not comply with the standards and regulations of *UDO* and/or other ordinances, codes, and laws, or requires extensive, major revisions to comply with said standards and regulations.
 - 4) Table. Upon determination that an application is incomplete and/or the application is not ready to be approved, approved with conditions, or denied, or upon request by the *applicant*, the *Planning Commission* may keep the *public hearing* open and table consideration of an application until a future *Planning Commission* meeting.
 - b. Recording of action at Planning Commission meeting. Each action taken shall be recorded in the minutes of the *Planning Commission* meeting including points of discussion and additional conditions imposed by the *Planning Commission* in conjunction with an approval. For special land use and rezoning applications, the minutes shall record the findings of fact relative to each application and the grounds for the action taken.
 5. Appeals of Planning Commission review decisions. An application for an appeal shall be submitted to the Community and Neighborhood Services

11 Subdivision of Land
6 Landscaping/ Green Inf.
12 Processes/ Admin.
1 Toolbox
2 Zone Districts
7 Lighting
3 Form Based Code
8 Signage
13 Non-conformities
9 General Standards
4 Add'l Use Standards
14 Definitions
10 Streets/ Sidewalks/ Driveways
5 Site Design Review Standards

Department, which shall stay action on the issuance of any permit. The appeal application shall state the factual basis for the appeal. The *Board of Appeals* shall hold a *public hearing* and shall then affirm, reverse, or otherwise modify the original *Planning Commission* review determination, stating its finding and reasons for its action. A written copy of such findings, reasons, and actions shall be provided to the applicant and filed with the City Clerk. Challenges to a *rezoning* and appeals to a special land use decision shall be made to the Circuit Court.

6. Additional meetings if applicable. The following meetings may be required depending on the application type and the *zone district* of the subject property:
 - a. Concept plan framework meeting. A *concept plan* framework meeting shall be required with Community and Neighborhood Services (CNS) planning staff to review the framework and context of the proposed *development, site,* and/or *rezoning* to ensure the eventual *site plan* will meet *UDO,* other ordinances and laws, and the goals of the City. Additional meetings may be required or requested. This framework meeting may be waived by CNS staff if determined unnecessary.
 - b. Administrative Review Team meeting. See Section 39-12.05B.
 - c. Planning Commission study session. The *applicant* shall present proposed *development* information, including *site plans* and *building elevation plans* or renderings, to the *Planning Commission* during the study session prior to the application submittal to obtain *Planning Commission* feedback. The *Planning Commission* shall not take any formal action at this meeting.
 - d. Public outreach workshop. A public outreach workshop shall be required for the following application types:
 - 1) New construction in a downtown *form-based code subdistrict* (F-CDT, F-NDT, F-EDT, F-WDT, and F-CENT).
 - 2) Planned unit developments (PUDs).
 - 3) *Rezoning* of a property or properties to any *zone district* other than LDR, CNR, and MDR.
 - 4) Requirements. A mailed notice to property owners and occupants within a minimum radius of 600 feet from all *development site* property lines shall be provided a minimum of 15 days prior to the workshop and to the DDA if located in a downtown *form-based code* subdistrict. A written summary shall be provided by the applicant in the *development* application stating what was discussed and how the public's feedback was incorporated into the final *site plan* design.
 - e. Downtown Development Authority (DDA) recommendation. An *applicant* shall be required to present a proposed development to the

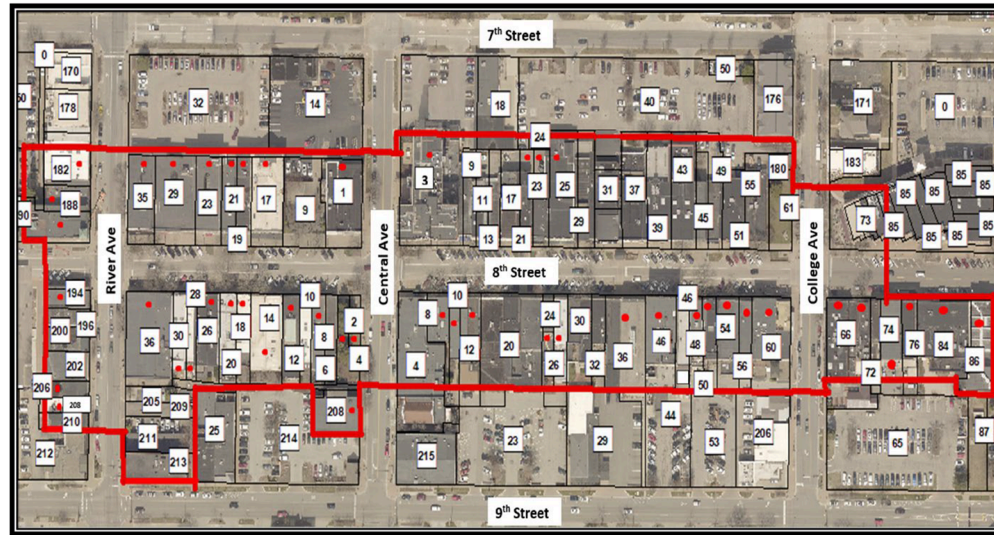
11 Subdivision of Land
12 Processes/ Admin.
13 Non-conformities
14 Definitions
1 Toolboxes
2 Zone Districts
3 Form Based Code
4 Add'l Use Standards
5 Site Design Review Standards
6 Landscaping/ Green Inf.
7 Lighting
8 Signage
9 General Standards
10 Streets/ Sidewalks/ Driveways

DDA if the subject property is located in a downtown *form-based code subdistrict* (F-CDT, F-NDT, F-EDT, F-WDT, F-CENT). The DDA shall provide a written recommendation to the *Planning Commission*, which shall be included in the staff report.

- f. National Register Historic Downtown District meeting. An *applicant* is required to meet with the Historic Preservation Planner and the Senior Planner if the subject property is located in the F-CDT *Subdistrict* and is in the National Register Historic Downtown District per the following map. The intent of this meeting is to review the proposed *development's building* design alignment with the United States Secretary of the Interior's Standards of the Treatment of Historic *Buildings*. The Planners may recommend design changes to improve historic compatibility. Comments and recommendations shall be included in the staff report to the *Planning Commission*.

11 Subdivision of Land	12 Processes/ Admin.	13 Non-conformities	14 Definitions
6 Landscaping/ Green Inf.	7 Lighting	9 General Standards	10 Streets/ Sidewalks/ Driveways
1 Toolbox	2 Zone Districts	3 Form Based Code	4 Add'l Use Standards
			5 Site Design Review Standards

National Register Historic Downtown District Map



● Contributing Properties

- 11 Subdivision of Land
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Drive
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Stan

D. PUD planned unit development and condominium developments.

1. PUD planned unit development application review process. The Planning Commission shall review and make an application determination (Section 39-12.07E) based on the following required PUD application items and the criteria in Section 39-2.19.
 - a. *Site plan* as specified in Section 39-12.05 and Section 39-12.07.
 - b. Planned unit *development* agreement detailing the following.
 - 1) *Site plan* details.
 - 2) Conditions of site plan approval.
 - 3) A description of the property.
 - 4) A description of the *permitted uses* of the property, the *density* or intensity of use permitted, and the maximum height and size of *buildings* permitted.
 - 5) History of previous PUD agreements and amendments approved.
 - 6) Actions taken by the *Planning Commission* and *City Council*.
 - 7) Review and explanation of all special provisions agreed to by the *applicant* and City during the course of the review of the PUD *site plan* proposal.
 - 8) An explanation of all public improvements to be undertaken by the *applicant* or the City in conjunction with the proposed PUD.
 - 9) Confirmation that the proposed *development* meets the provisions of *UDO*, other ordinances or codes, and the *Master Plan*.
 - 10) Duration of the agreement and terms under which a termination date, if applicable, may be extended by mutual agreement.
 - c. If rezoning is not needed: the Planning Commission review process, per Section 39-12.05 and Section 39-12.07.
 - d. If rezoning is needed: The applicant shall follow these review processes:
 - 1) *Planning Commission* review: Section 39-12.05 and Section 39-12.07.
 - 2) *City Council rezoning* review: Section 39-12.10D.1.
2. Condominium application review processes.
 - a. There are two condominium development methods: *site* condominiums and traditional condominiums.

11 Subdivision of Land	12 Processes/ Admin.	13 Non-conformities	14 Definitions
6 Landscaping/ Green Inf.	7 Lighting	9 General Standards	10 Streets/ Sidewalks/ Driveways
1 Toolbox	2 Zone Districts	3 Form Based Code	4 Add'l Use Standards
			5 Site Design Review Standards

- b. *Site plans* shall meet the requirements specified in Article 39-11 and in Section 39-12.09.
- c. Condominium documents. The proposed master deed, including the condominium bylaws and the condominium *subdivision plat*, require approval prior to permit issuance. The recorded version of these aforementioned documents shall be submitted to CNS promptly after recording.

E. Application types requiring a recommendation by Planning Commission to City Council for final determination.

- 1. Rezoning. See Section 39-12.10D.1.
- 2. Text or Map amendments. See Section 39-12.10D.2.
- 3. Street vacations when associated with a *site plan*. See Section 39-12.10D.3.
- 4. Subdivision plats. See Section 39-12.10D.4.

Sec. 39-12.08. Special land use review process. [7-21-2021 by Ord. No. 1796]

A. Intent. Special land uses are uses that have unique characteristics that require special consideration by the *Planning Commission* in relation to the welfare of adjacent properties and the community as a whole. The intent of this section is to specify which review standards shall be considered by the *Planning Commission* in making its determination.

B. Special land use types. There are two types of special land uses:

- 1. Special land uses required to meet the basic special land use standards per Section 39-12.08D. See Section 39-4.03 for use details.
- 2. Special land uses required to meet the basic special land *use* standards per Section 39-12.08D and specific special land use standards per Section 39-4.04.

C. *Planning Commission* review process. Special land uses shall be required to follow the:

- 1. General review process requirements specified in Section 39-12.05;
- 2. Planning Commission review process requirements specified in Section 39-12.07;
- 3. Basic special land use standards specified in Section 39-12.08D; and
- 4. Specific special land use standards specified in Section 39-4.04, if applicable.

D. Basic special land use standards. The *Planning Commission* shall review these standards in making a special land use application determination:

- 1. UDO. The proposed use and the *site plan* are consistent with the intent and

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways

standards of *UDO*.

2. Master Plan. The proposed use and *site plan* meet the goals, objectives, action steps, and the intent of the City of Holland's *Master Plan*.
 3. Adjacent *use* compatibility. The proposed use shall be designed, constructed, operated, and maintained to be compatible with adjacent uses. The *site* design of the proposed use shall minimize the impact of *site* activity in relationship to adjacent properties by considering the following:
 - a. The location and *screening* of traffic circulation and parking areas.
 - b. The location and *screening* of *outdoor* storage, outdoor activity, outdoor work areas, and mechanical equipment.
 - c. *Structure massing*, placement, and construction materials of construction of the proposed use.
 - d. Enhanced landscaping and other site amenities. Additional *landscaping* over and above the requirements of Article 39-6 may be required as a condition of approval for a special land use.
 - e. Hours of operation. Approval of a special land use may be conditioned upon operation within specified hours to help mitigate any potential impacts on surrounding properties.
 4. Impact on traffic. The proposed arrangement of streets, driveways, sidewalks, and nonmotorized pathways respects the existing *development* pattern, limits access points, meets the requirements in Article 39-10, and the special land use will not impose a significant amount of additional traffic. A traffic study shall be required, unless waived by the City Engineer.
 5. Detrimental effects. The special land use shall not create excessive traffic, noise, vibration, smoke, fumes, odors, dust, *glare* or light that may be detrimental to adjoining properties or create a public nuisance.
 6. Public services. The special land use shall be adequately served by public infrastructure and utilities.
- E. Effect of special land use approval. Upon approval, the property of the special land use shall be deemed a conforming use permitted in the *zone district* in which it is proposed, subject to conditions imposed and the final determination of the *site plan*. Such approval shall affect only the property or portion thereof where the proposed use is located and shall remain valid regardless of change of property ownership.
- F. Special land use variances and appeals. The *Board of Appeals* shall have the authority to consider *variances* to *UDO* standards associated with a special land use application, but shall not have authority to impose conditions of approval. Appeals of special land uses shall go to the Circuit Court.
- G. Special land use amendment. The *Planning Commission* may approve a special

11 Subdivision of Land	12 Processes/ Admin.	13 Non-conformities	14 Definitions
6 Landscaping/ Green Inf.	7 Lighting	8 Signage	9 General Standards
10 Streets/ Sidewalks/ Driveways	3 Form Based Code	4 Add'l Use Standards	5 Site Design Review Standards
1 Toolbox	2 Zone Districts		

land use amendment when a new application, a revised *site plan*, and additional items (as requested), are provided to the Community and Neighborhood Services Department.

1. Planning Commission review processes. The *Planning Commission*, with CNS staff recommendation, shall determine which of the following review processes shall be used for the special land use amendment review based on the nature of the proposed amendment.
 - a. *Site plan review* process as specified in Section 39-12.05 and Section 39-12.07. This review process may be used when the proposed amendment would not change the nature of the use and/or would not affect the intensity of the use.
 - b. Special land use review process as specified in Sections 39-12.08A through F. This review process may be used when the proposed amendment would change the nature of the use and/or would result in an increase in the intensity of the use.

11 Subdivision of Land	11
6 Landscaping/ Green Inf.	6
12 Processes/ Admin.	12
1 Toolbox	1
2 Zone Districts	2
7 Lighting	7
8 Signage	8
13 Non-conformities	13
3 Form Based Code	3
9 General Standards	9
14 Definitions	14
4 Add'l Use Standards	4
10 Streets/ Sidewalks/ Driveways	10
5 Site Design Review Standards	5

Sec. 39-12.09. Application and site plan components required. [7-21-2021 by Ord. No. 1796]

A. The table below specifies the application and *site plan* components required for the Administrative or *Planning Commission* review processes. See Article 39-5 for the site design summary.

Component	Reference if Applicable		
	Planning Commission Review	Administrative Review	(Section in Chapter 39)
Application and Supplementary Information (1 hard copy and an electronic copy)			
Property address and parcel number	Required	Required	—
Contact information: applicant, property owner, design professional, and legal representative, if applicable	Required	Required	—
Applicant signature and date of application submittal	Required	Required	—
Application fee	Required	Required	—
Name of proposed development, phases, number of dwelling units	Required, if applicable	Required, if applicable	—
Zone district and use: existing and proposed, if applicable	Required	Required	Article 39-2
Written project summary	Required	Required	
Proof of property option or ownership	Required	Required	
Sound transmission classification assessment tool (STraCAT) summary	Required, if applicable	Not applicable	Section 39-5.11B.1
Sustainability principles checklist	Required	Required, unless otherwise determined by CNS	—
Public outreach summary report	Required, if applicable	Not applicable	Section 39-12.07C.6.d
Traffic study	Required, if applicable	Required, if applicable	Section 39-10.02F
Preapplication concept plan (framework meeting)	Required	May be requested	Section 39-12.07C.6.a
Preapplication basic engineered plan (Administrative Review Team meeting)	Required	Required	Section 39-12.05B
Site Plan Components Required			
Basic Site Plan Information			
2 folded, full site plan hard copies and electronic copy (smaller or larger sizes shall not be accepted)	Required	Required	—
Scale: engineer scale minimum 1 inch = 20 feet	Required	Required	—
Legend and North arrow on cover sheet	Required	Required	—

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 10 Streets/ Sidewalks/ Driveways
- 5 Site Design Review Standards
- 4 Add'l Use Standards
- 9 General Standards
- 3 Form Based Code
- 8 Signage
- 7 Lighting
- 2 Zone Districts
- 6 Landscaping/ Green Inf.
- 1 Toolbox

Component	Planning Commission Review	Administrative Review	Reference if Applicable (Section in Chapter 39)
Property address on cover sheet	Required	Required	—
Site Plan Sheets Required in This Order			
Introductory Site Plan Sheets			
Cover sheet with scaled location map	Required	Required	—
Survey	Required	Required	—
Demolition and removal: all site features, including structures, pavement, landscaping, etc.	Required	Required	—
Civil Site Plan Sheet			
Structures: existing, proposed, and future structures clearly delineated and marked with gross floor area	Required	Required	—
Square footage of property and structures, percentage of impervious/pervious pavement	Required	Required	Article 39-2 Article 39-6
Property lines, setbacks, streets, sidewalks, driveways: delineation and dimensions	Required	Required	Article 39-2 Article 39-9
Driveways and curb cuts: delineation and dimensions	Required	Required	Article 39-5 Article 39-10
Parking spaces and drive aisles: delineation and dimensions	Required	Required	Article 39-2 Section 39-9.02
Loading/unloading areas	Required, if applicable	Required, if applicable	Section 39-9.02
Bicycle parking spaces: delineation and dimensions	Required	Required	Section 39-9.03
Fire access roads: delineation and dimensions	Required	Required	Section 39-5.06
Refuse receptacles (pad and enclosure): delineation and dimensions	Required	Required	Section 39-5.12
Fences: location and height	Required	Required	Section 39-12.05D.1
Signage: freestanding sign location and height	Required, if applicable	Required, if applicable	Article 39-8
Clear vision corner areas: delineation and dimensions	Required	Required	Section 39-12.05D.1
Utility Plan Sheet			
Fire hydrants: delineation and dimensions of existing and proposed	Required	Required	Section 39-5.06
Fire access roads: delineation and dimensions	Required	Required	Section 39-5.06

11 Subdivision of Land

12 Processes/ Admin.

13 Non-conformities

14 Definitions

6 Landscaping/ Green Inf.

7 Lighting

8 Signage

9 General Standards

1 Toolbox

2 Zone Districts

3 Form Based Code

4 Add'l Use Standards

5 Site Design Review Standards

10 Streets/ Sidewalks/ Driveways

Component	Planning Commission Review	Administrative Review	Reference if Applicable (Section in Chapter 39)
Overhead and underground utilities: delineation and dimensions; indication if relocation or modification proposed	Required	Required	Section 39-5.02
Transformers, HVAC, and other equipment: delineation and dimensions	Required	Required	Section 39-5.02
Electric and communication service connections: existing and proposed location and conduit sizes	Required	Required	Section 39-5.02
Points of demarcation: path to and location of	Required	Required	Section 39-5.02
Utility easements: delineation and dimensions of existing and proposed	Required	Required	Section 39-5.02
Water main and laterals: existing and proposed locations and sizes	Required	Required	Section 39-5.02
Sanitary sewer mains: existing and proposed locations and sizes	Required	Required	Section 39-5.02
Monitoring manhole location and size for nonresidential developments	Required, if applicable	Required, if applicable	Section 39-5.02
Stormwater Drainage Sheet (Also see Chapter 29 Code of Ordinances.)			
Topography at 2-foot contours	Required, if applicable	Required, if applicable	Article 39-5 Article 39-6
Existing water bodies and wetlands: delineation and dimensions	Required, if applicable	Required, if applicable	Article 39-5 Article 39-6
Existing stormwater drainage infrastructure: delineation and dimensions	Required, if applicable	Required, if applicable	Article 39-5 Article 39-6
Site grading and drainage pattern: existing and proposed	Required, if applicable	Required, if applicable	Article 39-5 Article 39-6
Structural green infrastructure: delineation and dimensions if known	Required, if applicable	Required, if applicable	Article 39-5 Article 39-6
Landscape Plan Sheet			
Legend	Required	Required	Article 39-6
Landscaping, berms, fences, retaining walls, buffers, and ground cover (existing and proposed): delineation and dimensions	Required	Required	Article 39-6
Structural green infrastructure	Required	Required	Article 39-6

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards

Reference if Applicable			
Component	Planning Commission Review	Administrative Review	(Section in Chapter 39)
Overhead and underground utilities	Required	Required	Article 39-6
Street trees: (delineation, caliper, and spacing measurement)	Required	Required	Article 39-6
Parking lot, external: proposed plantings, ground cover and dimensions	Required	Required	Article 39-6
Internal parking lot islands: proposed plantings, ground cover and dimensions	Required	Required	Article 39-6
Pervious and impervious surface: (percentages)	Required	Required	Article 39-6
Building perimeter: square feet of areas	Required	Required	Article 39-6
Screening: types and dimensions	Required	Required	Article 39-6
Soil specifications: depth, type/mix, pH, open soil surface area	Required	Required	Article 39-6
Planting and maintenance methods	Required	Required	Article 39-6
Clear vision corners	Required	Required	Article 39-6
Snow storage	Required	Required	Article 39-6
Tree survey	Required, if applicable	Required, if applicable	Article 39-6
Root protection plan	Required, if applicable	Required, if applicable	Article 39-6
Rationale for diversions from required standards, i.e., overhead utilities	Required, if applicable	Required, if applicable	Article 39-6
Pavement Plan Sheet			
Cross sections of proposed streets, driveways, sidewalks, nonmotorized pathways, etc.	Required	Required	Article 39-10
Pavement materials: delineation	Required	Required	Article 39-10
Turning radius: drawings and measurements (design vehicle and aerial fire apparatus, if applicable)	Required, if applicable	Required, if applicable	Article 39-10
Traffic circulation arrows and pavement markings, if applicable	Required	Required	Article 39-10
Photometric Lighting Map			
Professionally completed	Required, if applicable	Required, if applicable	Article 39-7
Lighting fixtures: locations, number, type, cut-off percentage	Required, if applicable	Required, if applicable	Article 39-7
Footcandles: on site and to property lines	Required, if applicable	Required, if applicable	Article 39-7

- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions
- 1 Toolboxes
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways

Component	Reference if Applicable		
	Planning Commission Review	Administrative Review	(Section in Chapter 39)
Manufacturer lighting specifications: images required	Required, if applicable	Required, if applicable	Article 39-7
Structure Elevations			
Architectural elevations of all proposed structures, including receptacle enclosures	Required	Required	Section 39-5.12 (receptacles)
Heights of all proposed structures	Required	Required	Article 39-2
Building materials: include colors if known	Required	Required	Section 39-5.11
Window percentages	Required, if applicable	Required, if applicable	Article 39-3
Window visible light transmission (VLT): percentage	Required, if applicable	Required, if applicable	Article 39-3
Colored renderings	May be required	Preferred	—
Street Design for New Streets			
Street realms	Required, if applicable	Required, if applicable	Section 39-10.08B
Feature zones	Required, if applicable	Required, if applicable	Section 39-10.08B
Sidewalks and/or nonmotorized pathways	Required, if applicable	Required, if applicable	Section 39-10.08B
Crosswalks	Required, if applicable	Required, if applicable	Section 39-10.08B
On-street parking	Required, if applicable	Required, if applicable	Section 39-10.08B
Bicycle lanes or cycle tracks	Required, if applicable	Required, if applicable	Section 39-10.08B
Travel lanes	Required, if applicable	Required, if applicable	Section 39-10.08B
Medians	Required, if applicable	Required, if applicable	Section 39-10.08B

Sec. 39-12.10. City Council final determination and review processes. [7-21-2021 by Ord. No. 1796]

- A. Intent. This section specifies which application types require *City Council* review. The general *City Council* review process is required for all application types, and specific review processes are required per application type.
- B. Application types requiring City Council review and final determination.
 - 1. Rezoning of property.
 - 2. Text amendment to *UDO* or to the *Master Plan*.
 - 3. Street vacations as part of a proposed *site plan*.
 - 4. Subdivision plats.
- C. General City Council review process.
 - 1. Planning Commission recommendation. The *Planning Commission* shall provide to *City Council* a recommendation of approval or denial for an application type listed in Section 39-12.10B.

- 11 Subdivision of Land
- 6 Landscaping/ Green Inf.
- 12 Processes/ Admin.
- 7 Lighting
- 13 Non-conformities
- 8 Signage
- 14 Definitions
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 4 Add'l Use Standards
- 5 Site Design Review Standards
- 3 Form Based Code
- 2 Zone Districts
- 1 Toolbox

2. Documentation. A resolution and additional documentation shall be prepared by the Community and Neighborhood Services Department on behalf of the *Planning Commission* and provided to the *City Council* for consideration.
 3. Multiple Council meetings. *City Council* may require a first reading of the application at a public meeting prior to a vote.
 4. *City Council* may approve, table, or deny applications.
- D. Specific review processes per application type.
1. *Rezoning* of a property review process. Rezoning applications may be made in combination with a *site plan*, PUD, or condominium application, or separately, provided that a concept plan is included in the application. The following requirements shall be met within this review process:
 - a. General review process requirements as specified in Section 39-12.05.
 - b. *Planning Commission* review process requirements as specified in Section 39-12.07.
 - c. *Planning Commission* shall provide a recommendation to *City Council* based on the following approval criteria, which *City Council* shall use in its final determination:
 - 1) The application request is aligned with the intent of *UDO*.
 - 2) The application request will further the comprehensive planning goals of the City of Holland as stated in the City's most recently adopted *Master Plan*.
 - 3) The application request will not result in unlawful exclusionary *zoning* or spot *zoning*.
 - 4) The proposed *zone district* is consistent with the Future Land Use Map of the City's *Master Plan*.
 - 5) The existing or proposed use can meet *UDO* standards required of the proposed *zone district*.
 - 6) The proposed *zone district* is consistent with the trends in land *development* in the general vicinity of the subject property.
 - d. PUD planned unit development rezoning. See Section 39-12.07D.1.
 - e. Condominium rezoning. See Section 39-12.07D.2.
 - f. Conditional rezoning agreement. An *applicant* shall have the option of applying for a conditional *rezoning* whereby the *applicant* voluntarily offers certain *site-specific* regulations, set forth in a conditional *rezoning* agreement, that are equally or more limiting than the regulations that would apply to the property under the proposed *zone district*. Conditional

11 Subdivision of Land
12 Processes/ Admin.
13 Non-conformities
14 Definitions
6 Landscaping/ Green Inf.
7 Lighting
8 Signage
9 General Standards
10 Streets/ Sidewalks/ Driveways
1 Toolboxes
2 Zone Districts
3 Form Based Code
4 Add'l Use Standards
5 Site Design Review Standards

rezoning agreements shall not be amendable. A conditional *rezoning* and agreement shall only be approved if the standards specified in Section 39-12.10D.1.c are met.

2. Text or Map amendments review process. The *City Council* may amend, supplement, or change any elements of *UDO* and the *Master Plan*, including, but not limited to text, graphics, photographs, and maps, pursuant to the authority and procedures set forth in the Michigan *Zoning Enabling Act*, P.A. 110 of 2006, and as amended, and in the Michigan *Planning Enabling Act*, P.A. 33 of 2008, and as amended.¹⁹
3. Street vacation review process associated with a site plan. Street vacation applications associated with a *site plan* shall be reviewed under the processes specified in Section 39-12.05 and Section 39-12.07 and shall also follow the process specified below:
 - a. Notification to City departments. The Community and Neighborhood Services Department (CNS) shall notify the Transportation Services Department (TSD) and the Assessing Office (AO) of a proposed street vacation.
 - b. Survey. The *applicant* shall submit a survey and legal description of the proposed *right-of-way* to be vacated to CNS to disseminate to TSD and AO.
 - c. Assessing Office (AO) review and cost determination. The AO shall review the proposed right-of-way to be vacated and shall determine a fair market value for the subject land.
 - d. Transportation Services Department (TSD) review. The TSD shall review the application and determine the impact the proposed vacation is likely to have on mobility, safety, and transportation efficiency in the City. The TSD shall provide comments and a recommendation to be included in the staff report provided to the *Planning Commission*.
 - e. Community and Neighborhood Services (CNS) review. CNS shall review the application and determine the impact of the proposed street vacation on the physical *development*, economic vibrancy, and health, safety, and general welfare of the City, and how the proposed street vacation would impact the proposed *site plan*. CNS shall provide comments and a recommendation to be included in the staff report to the *Planning Commission*.
 - f. Planning Commission recommendation to City Council.
 - 1) The *Planning Commission* shall review all *site plans* that include a street vacation per the specifications of Section 39-12.05 and Section 39-12.07, including those that would normally have been

11 Subdivision of Land
6 Landscaping/ Green Inf.
12 Processes/ Admin.
1 Toolbox
2 Zone Districts
7 Lighting
3 Form Based Code
8 Signage
13 Non-conformities
9 General Standards
4 Add'l Use Standards
14 Definitions
10 Streets/ Sidewalks/ Driveways
5 Site Design Review Standards

19. Editor's Note: See MCLA § 125.3101 et seq. and MCLA § 125.3801 et seq.

- reviewed and approved administratively;
- 2) The street vacation review process shall conclude prior to the *Planning Commission* approving the *site plan* and recommending approval of a street vacation;
- 3) *Site plans* may be approved conditioned on *City Council* approval of a street vacation.
- g. City Council scheduling of public hearing. The Clerk's office shall notice the *City Council's* street vacation *public hearing* in the City of Holland's newspaper of regular circulation once per week for three weeks in advance of the *public hearing*.
- h. City Council public hearing and action. *City Council* shall hold the required *public hearing* and shall approve, approve with conditions, or deny the application. An approval shall be accompanied by a resolution of street vacation, the survey, and the legal description.
- i. Financial obligations shall be coordinated with the City Attorney, the Assessing Office, and the Clerk's office.
- j. Street vacation applications not associated with a *site plan* shall not be reviewed under *UDO*. Contact the Transportation Services Department directly for those.
- 4. Subdivision plat review process.
 - a. Following a recommendation from the *Planning Commission*, *City Council* shall review the preliminary plat and provide the *applicant* with preliminary comments per MCLA § 560.112.
 - b. *City Council* shall make a determination on the preliminary plat pursuant to MCLA § 560.120 applying the criteria of MCLA § 560.105, following intra-agency review.
 - c. *City Council* shall approve the final plat if it is unchanged from the preliminary plat and if it conforms to the provisions of the Land Division Act per MCLA § 560.167.
 - d. Plat amendments or divisions of a platted *lot* shall receive a recommendation from the *Planning Commission* and a final determination shall be made by *City Council* pursuant to MCLA §§ 560.222 through 560.229 and MCLA § 560.263 respectively.
 - e. Review components.
 - 1) *Subdivision plat* applications shall be reviewed and a determination shall be made using the processes specified in Sections 39-12.05, 39-12.07, and 39-12.11.

11 Subdivision of Land
12 Processes/ Admin.
13 Non-conformities
14 Definitions
6 Landscaping/ Green Inf.
7 Lighting
8 Signage
9 General Standards
10 Streets/ Sidewalks/ Driveways
1 Toolboxes
2 Zone Districts
3 Form Based Code
4 Add'l Use Standards
5 Site Design Review Standards

- 2) Preliminary and final plat plans shall comply with the *site plan* requirements specified in Section 39-12.09 and shall also include the following information:
 - a) Total acreage of the proposed *development* and the number of *lots* proposed.
 - b) Exact boundary lines of the *development* by bearings and distances with such measurements tied into an existing reference point and the boundaries of contiguous properties.
 - c) Location, widths, and names of all existing or previously platted but unimproved streets, or other *rights-of-way*, parks, and other public open spaces, permanent *buildings* and *structures*, *easements*, and section and corporate lines within the proposed *development* and to a distance of 100 feet beyond the tract.
 - d) Location and size of existing sewers, water mains, culverts, or other underground facilities within the proposed *development* and to a distance of 100 feet beyond the proposed *subdivision plat*; also indicate such data as *grade* invert elevations, and locations of catch basins, manholes, and hydrants.
 - e) A vicinity map drawn at a *scale* of one inch equals 600 feet, showing boundary lines of adjoining developed and undeveloped properties within an area bounded by the nearest arterial streets or other natural boundaries, identifying the type of use and ownership of surrounding land, and showing alignments of existing streets.

Sec. 39-12.11. Requirements after approval of site plan. [7-21-2021 by Ord. No. 1796]

- A. Application for a stormwater permit. In addition to obtaining *site plan* and *rezoning* approval, if applicable, the *applicant* shall apply for a stormwater permit from the Transportation Services Department per Chapter 29 of the City Code of Ordinances and Section 39-6.05 of *UDO*.
- B. Other permits. It shall be the responsibility of the *applicant* to obtain all other applicable City, county, state, or federal permits required prior to issuance of a *building permit*.
- C. Application for a building permit. After obtaining *site plan* approval, a stormwater permit, and any other required permits, the *applicant* may apply to the Community and Neighborhood Services Department for a *building permit*. *Building* permits for construction in a condominium *development* shall not be issued until a copy of the recorded master deed has been supplied to the CNS Department.
- D. Application for certificate of occupancy. Following completion of *site* work and

11 Subdivision of Land
12 Processes/ Admin.
13 Non-conformities
14 Definitions
6 Landscaping/ Green Inf.
7 Lighting
8 Signage
9 General Standards
10 Streets/ Sidewalks/ Driveways
1 Toolbox
2 Zone Districts
3 Form Based Code
4 Add'l Use Standards
5 Site Design Review Standards

construction, the *applicant* may apply to the Community and Neighborhood Services Department for a certificate of occupancy. It shall be the *applicant's* responsibility to ensure any conditions of approval have been met and to contact the *Building Inspectors* and City Planner for *building* and *site* inspections. A certificate of occupancy is required prior to any occupancy of the property.

- E. Property maintenance after approval. It shall be the responsibility of the property *owner* to maintain the property in accordance with the approved *site* design on a continuing basis until the property is razed, new *UDO* standards supersede the standards the *site plan* approval was based on, or a new *site* design is approved. Any property owner who fails to maintain an approved *site plan* shall be deemed in violation of the provisions of *UDO* and shall be subject to the violations and penalties specified in Section 39-12.13.

Sec. 39-12.12. Board of Appeals processes and procedures. [7-21-2021 by Ord. No. 1796]

- A. Intent. The *Board of Appeals* shall have the authority to approve special exceptions, *variances*, nonconforming *structures*, *uses*, and *properties*, and hear appeals on determinations made by the *Zoning Administrator* and the *Planning Commission*. It shall use the processes specified in this section.
- B. Application submittal.
 - 1. Per Section 39-12.09, the *applicant* shall submit:
 - a. An application.
 - b. Two scaled hard copy *site plans* sized 24 inches by 32 inches.
 - c. The application fee.
 - d. The required supplementary materials.
 - e. An electronic copy of everything.
 - 2. The application materials shall be submitted to the Community and Neighborhood Services Department by 5:00 p.m. 21 days prior to the *Board of Appeals* meeting. Applications shall only be accepted if all required contents are provided. **[Amended 10-20-2021 by Ord. No. 1804]**
- C. Public notices of applications. Upon receipt of an application, the Community and Neighborhood Services Department shall adhere to the Michigan *Zoning Enabling Act*, P.A. 110 of 2006 and mail a written notice to notify property owners and occupants within a 300-foot radius. If the proposed *development site* borders an adjacent municipality, that municipal governmental office and the properties within 300 feet of the subject *site's* property lines shall both be noticed. See Section 39-12.06 and Section 39-12.07 for noticing requirements pertaining to Administrative and *Planning Commission* reviews.
- D. Special exceptions. The *Board of Appeals*, after a *public hearing*, shall have the

11 Subdivision of Land
12 Processes/ Admin.
13 Non-conformities
14 Definitions
6 Landscaping/ Green Inf.
7 Lighting
8 Signage
9 General Standards
10 Streets/ Sidewalks/ Driveways
1 Toolboxes
2 Zone Districts
3 Form Based Code
4 Add'l Use Standards
5 Site Design Review Standards

power to grant a special exception for the following circumstances, and based on the following criteria. Special exceptions shall not be considered *variances*, as specified in Section 39-12.12E, and shall instead be subject to the approval criteria described in each special exception type below.

1. Accessory dwelling units (ADUs). This is applicable when a noticed property *owner* requests an ADU be reviewed as a special exception. See Section 39-9.07, Accessory dwelling units.
 - a. Criteria of approval. The *Board of Appeals* may approve the ADU if it determines that the standards specified in Section 39-9.07D are met.
2. Type 2 home-based business. This is applicable when an *applicant* modifies certain regulations as shown in Table 4.02G3a, such as employees, allowable floor area, on-site customers, etc. **[Amended 12-1-2021 by Ord. No. 1805]**
 - a. Criteria of approval. The *Board of Appeals* may approve the *Type 2 home-based business* if it determines that the standards specified in Section 39-4.02G are met.
3. Along and within. This is applicable when an *applicant* requests a vertical or horizontal extension of a *building* along or within the established *setback* line that will result in a nonconforming *setback* in the *side or rear yard*.
 - a. Criteria for approval. The *Board of Appeals* may approve the request if it finds find that the proposed use is conforming, the *encroachment* is in character with the existing neighborhood, and the extension of the *building* will not be detrimental to adjoining properties or to the neighborhood.
4. Substandard residential lot setback reduction. This is applicable when an *applicant* requests a reduction in *setbacks* for the construction or renovation of a *building* located on an existing *lot of record* that does not meet the minimum standards of the *zone district* where it is located.
 - a. Criteria for approval. The *Board of Appeals* may reduce the *side setback, lot width and/or lot area* requirements if it determines, with evidence provided by the *applicant*, that 60% or more of the *lots* within 300 feet of the *property line* along the same side of the street are developed at a lesser front, rear, or *side yard, lot width and lot area* than required in the *zone district*; the *encroachment* is in character with the existing neighborhood; the *encroachment* will not be detrimental to adjoining properties or to the neighborhood; and the proposed dwelling unit shall not be erected, built, or constructed less than 10 feet from adjoining *dwelling units*.
5. Flag lots. This is applicable when a property *owner* requests to divide a *parcel* of land, located in LDR, CNR, MDR, TNR, or HDR, into two or more *lots* so as to situate one *lot* behind another, in its relation to a public street. If the new lot meets the minimum width requirement of the *zone district* at the front building setback, this new lot shall not be considered *flag lot*. **[Amended**

11 Subdivision of Land
12 Processes/ Admin.
13 Non-conformities
14 Definitions
6 Landscaping/ Green Inf.
7 Lighting
8 Signage
9 General Standards
10 Streets/ Sidewalks/ Driveways
1 Toolbox
2 Zone Districts
3 Form Based Code
4 Add'l Use Standards
5 Site Design Review Standards

12-1-2021 by Ord. No. 1805]

- a. Criteria of approval. The *Board of Appeals* may approve a *flag lot* request if it determines the following:
 - 1) The proposed *flag lot* shall have a twenty-foot-wide legal access to a *public street*;
 - 2) The *lots* shall meet the area and width requirements of the *zone district* they are located within. For purposes of calculating *lot* size and area, no portion of the *lot* that is less than 40 feet in width shall be considered;
 - 3) The property split shall be compatible and harmonious with the established character of adjacent and nearby residentially developed lands and shall not have a detrimental effect on the reasonable enjoyment of adjacent properties;
 - 4) The additional curb cut will not, in the opinion of the *Board of Appeals*, have a negative impact on traffic safety and efficiency;
 - 5) The property shall be served by City water and sewer; and
 - 6) The split must comply with the Land Division Act, *Master Plan*, street plan, utility plan or other plans or Code of Ordinances applicable to the use or division of land, and shall conform to all of the provisions thereof.

- 6. Fair housing accommodations. This is applicable when a *UDO* requirement would be an impediment to providing reasonable accommodation to individuals with disabilities, based on the standards of Section 39-9.10.
 - a. Criteria for approval. The *Board of Appeals* may waive requested *UDO* requirements if it determines that all of the following are met:
 - 1) The requested accommodation is necessary to make housing available to an individual with disabilities under the Fair Housing Laws and will be used by an individual with disabilities protected under Fair Housing Laws.
 - 2) The requested accommodation would not impose an undue financial or administrative burden on the City.
 - 3) The requested accommodation would not require a fundamental alteration in the nature of the City's *zoning* requirements.
 - 4) There is not an alternative accommodation which may provide an equivalent level of benefit to the *applicant*.

 - b. If it is for a recovery residence, the *Board of Appeals* shall take the following into consideration when making its decision:

1	Toolbox	11	Subdivision of Land
2	Zone Districts	12	Processes/ Admin.
3	Form Based Code	13	Non-conformities
4	Add'l Use Standards	14	Definitions
5	Site Design Review Standards		
6	Landscaping/ Green Inf.		
7	Lighting		
8	Signage		
9	General Standards		
10	Streets/ Sidewalks/ Driveways		

- 1) The recovery residence is state-licensed as a substance use disorder facility;
 - 2) If it is managed under an established entity that conducts its own inspections and has its own standards for the benefit of occupants, e.g., CARF International, National Alliance for Recovery Residences (NARR) or any equivalent entity having similar requirements for membership;
 - 3) The proposed on-site management of the property;
 - 4) How the requested accommodation will benefit the people in the program; and
 - 5) Whether the property is within 500 feet of another property that provides similar accommodations for five or more unrelated persons.
7. Group child-care home: to allow a private home to care for and supervise seven to 12 minor children for periods of less than 24 hours a day and for more than four weeks during a calendar year by an unrelated adult.
- a. Criteria for approval.
 - 1) The *applicant* shall demonstrate that all criteria in Section 39-4.02D is met;
 - 2) The *applicant* shall provide an application with the items specified in Section 39-12.04C and the following items:
 - a) Sketch floor plan of floors and rooms proposed for use in the child-care operations;
 - b) Location of drives and parking areas serving the premises;
 - c) Location and heights of any walls, *fences*, or landscape barriers, including location of gates and types of construction material; and
 - d) Location of all outside play areas to be used in the child-care program and identification of any portion of the exterior premises that will be specifically excluded from use or access by child-care activities;
 - 3) The *Board of Appeals* may grant a special exception permitting the use of the residence as a group child-care home if it finds, based on the evidence submitted by the *applicant* and the *public hearing*, that all of the following exist:
 - a) The group child-care home shall be located on a *site* with a minimum of 5,000 square feet of *lot* area and the proposed *site*

11 Subdivision of Land
12 Processes/ Admin.
13 Non-conformities
14 Definitions
6 Landscaping/ Green Inf.
7 Lighting
8 Signage
9 General Standards
10 Streets/ Sidewalks/ Driveways
1 Toolbox
2 Zone Districts
3 Form Based Code
4 Add'l Use Standards
5 Site Design Review Standards

shall contain a minimum of 100 square feet per child of usable outdoor play area. For purposes of this section, "usable outdoor play area" shall be defined as the area located on the *lot* behind the established *front yard setback* of the home that is available or devoted to outdoor activities, exclusive of any area occupied by a swimming pool. The area shall be free from sharp gravel, glass, or cinder, and shall be well-drained.

- b) The access drive for the group child-care home is not a shared driveway unless the *applicant* shall file the written consent of the abutting property *owner*.
 - c) The proposed group child-care home shall be inspected for compliance with the Chapter 14 of the Code of Ordinances. Additional code inspection may be required as is necessary to determine compliance with regulations that are now or may be determined to be specifically applicable to group child care, and for which the City has been determined to be the enforcing agency.
 - d) The proposed use of the residence for group child care shall not change the essential character of the surrounding residential area, and shall not create a nuisance in fact or law relating to vehicular parking, noise, additional congestion, or *density* in excess of residential *uses* of the property in the *zone district*.
 - e) The grant of the special exception would not impair the health, safety, welfare, or reasonable enjoyment of adjacent or nearby residential properties.
8. Bed-and-breakfasts with five to eight guest rooms.
- a. Criteria for approval.
 - 1) The *applicant* shall demonstrate that all criteria in Section 39-4.02C are met.
 - 2) The property size shall be a minimum of 15,000 square feet.
 - 3) *Landscaping* and *screening* in the form of natural vegetation and/or fencing shall be provided to buffer and soften the view from neighboring residential properties between parking areas and adjacent residential uses.
9. Nonresidential uses in CNR. Nonresidential *uses* in CNR shall be a maximum of 2,500 square feet unless a special exception is approved for a greater size. This pertains to new construction or additions.
- a. Criteria for approval. A special exception shall be granted only if the *Board of Appeals* determines that:

11 Subdivision of Land	6 Landscaping/ Green Inf.
12 Processes/ Admin.	7 Lighting
13 Non-conformities	8 Signage
14 Definitions	9 General Standards
	10 Streets/ Sidewalks/ Driveways
	5 Site Design Review Standards
	4 Add'l Use Standards
	3 Form Based Code
	2 Zone Districts
	1 Toolbox

- 1) The *applicant* has established, with the submittal of photographs, drawings, and elevation plans, that the proposed *structure* (including seasonal, temporary, and *accessory structures*), and uses associated with the *structures* will not adversely affect adjacent properties with respect to the emission and transmission of noise, smoke, dust, dirt, litter, odor, vibration, light *glare*, traffic congestion, emergency services, drainage, erosion, light and ventilation, surface water and groundwater quality, overcrowding of persons, sanitation, property values, general appearance, character, and other similar considerations.
 - 2) The *development* project will comply with the *site* design, *landscaping*, *setback*, buffering, and *lighting* of *off-street parking* area requirements in *UDO*.
 - 3) Sufficient *off-street parking* is provided for the proposed use.
 - 4) The City Engineer has approved drainage plans for the proposed *structure* or expansion.
 - 5) The *structure* has been approved under the infill design review process pursuant to Section 39-9.09.
- b. Conditions of approval. The *Board of Appeals* may approve the special exception subject to such additional conditions or restrictions as it deems necessary to assure compatibility with adjoining or nearby residential property, or to protect the health, safety, and general welfare of the neighborhood and community, including, but not limited to, the maximum number of *vehicles* allowed on-site.
- E. Use and non-use *variances* may be granted by the *Board of Appeals*, after a *public hearing*.
1. Use variance.
 - a. Use variances are required when an applicant wants to use a property for a purpose not allowed by *UDO* in the *zone district* where the property is located.
 - b. Granting of a use variance. Use *variances* may be granted by the *Board of Appeals* only in cases where the *applicant* demonstrates, in the official record of the public hearing, that undue hardship exists by showing all of the following:
 - 1) The *building*, *structure*, or land cannot be reasonably used for any of the uses permitted by right or by *special land use* approval in the *zone district* in which it is located.
 - 2) The need for the requested *variance* is due to unique circumstances or physical conditions of the property involved, such as narrowness,

11	Subdivision of Land
12	Processes/ Admin.
13	Non-conformities
14	Definitions
6	Landscaping/ Green Inf.
7	Lighting
8	Signage
9	General Standards
10	Streets/ Sidewalks/ Driveways
1	Toolbox
2	Zone Districts
3	Form Based Code
4	Add'l Use Standards
5	Site Design Review Standards

shallowness, shape, water, or topography and is not due to the *applicant's* personal or economic hardship.

- 3) The proposed use will not alter the essential character of the neighborhood.
- 4) The need for the requested variance is not the result of actions of the property *owner* or previous property *owner* (self-created).

2. Non-use variances.

- a. Non-use *variances*, also called dimensional *variances*, are required for the construction, structural change, or alteration of a *building* or *structure* when the *applicant* cannot meet the strict dimensional requirements, or any other non-use related standards of UDO.
- b. Granting of a non-use variance. A non-use *variance* may be granted by the Board of Appeals only when the *applicant* demonstrates, in the official record of the *public hearing*, that practical difficulty exists by showing all of the following:
 - 1) The need for the requested *variance* is due to unique circumstances or physical conditions of the property involved, such as narrowness, shallowness, shape, water, or topography and is not due to the *applicant's* personal or economic difficulty.
 - 2) The need for the requested *variance* is not the result of actions of the property *owner* or previous property owners (self-created).
 - 3) That strict compliance with regulations governing area, *setback*, frontage, height, bulk, *density*, or other dimensional requirements will unreasonably prevent the property *owner* from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome.
 - 4) The requested *variance* is the minimum *variance* necessary to do substantial justice to the *applicant* and to other property owners in the district.
 - 5) The requested *variance* will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or *zone district*.

F. Nonconforming uses and structures. Some *nonconforming uses* and *structures* may be modified, changed or expanded after a *public hearing* by the *Board of Appeals*. *Nonconforming uses* may continue, but shall not be encouraged where they are incompatible with other approved uses in the *zone district*. Nonconforming *structures* may be enlarged or altered as long as the proposed change does not extend the life of the *structure* longer than originally designed. The Board of Appeals shall approve the requested changes after it determines, based on the

11 Subdivision of Land
12 Processes/ Admin.
14 Definitions
13 Non-conformities
6 Landscaping/ Green Inf.
7 Lighting
8 Signage
9 General Standards
10 Streets/ Sidewalks/ Driveways
1 Toolbox
2 Zone Districts
3 Form Based Code
4 Add'l Use Standards
5 Site Design Review Standards

factors below, that the modification, change or expansion will not be more incompatible, detrimental or create additional nuisance factors than the previous *nonconforming use* or *structure*.

1. *Nonconforming uses* may be changed to another *nonconforming use* if the *applicant* can demonstrate that the proposed use will not:
 - a. Adversely impact neighboring *properties* or decrease the value.
 - b. Increase *density* or congestion.
 - c. Be a general nuisance.
 - d. Increase the amount of radioactivity, vibration, noise, odor, heat or other adverse factors.
 - e. Create a general nuisance to neighbors or in the neighborhood.
 - f. Require increased *off-street parking*, which would be detrimental to neighboring *properties*.
 - g. Impact the health, safety and welfare of adjacent *properties*.
2. Damaged uses and structures. A *nonconforming use* and/or *structure* that is damaged, deteriorated, or destroyed by fire, flood, wind, or other calamity at a value more than the *state equalized value (SEV)* at the time of destruction, may be restored if the *Board of Appeals* finds the following conditions are met:
 - a. Restoration of the *structure* and/or use will not substantially extend the probable duration of the *nonconforming structure* and/or use.
 - b. Restoration of the *structure* or use will be done with similar *building* materials, structural layout and design, construction methods, *fixtures*, and mechanical equipment, thereby limiting the possibility that such restoration will substantially extend the probable duration of the *structure* or use.
 - c. Circumstances are such that the land occupied by the nonconforming *structure* or use cannot reasonably meet the criteria of the *zone district*.

G. Appeal of determinations.

1. *Zoning Administrator*. The *Board of Appeals* shall have authority to hear and decide appeals where it is alleged that there is an error in an order, requirement, permit, decision, or refusal made by the *Zoning Administrator*. Such an appeal shall be requested by the *applicant* or an aggrieved party.
2. *Planning Commission*. The *Board of Appeals* shall have the authority to hear and decide appeals of *Planning Commission* determinations per Section 39-12.07C.5.
3. Text and Map interpretations. The *Board of Appeals* shall have authority to

11 Subdivision of Land	11
6 Landscaping/ Green Inf.	6
2 Zone Districts	2
7 Lighting	7
3 Form Based Code	3
8 Signage	8
9 General Standards	9
4 Add'l Use Standards	4
10 Streets/ Sidewalks/ Driveways	10
5 Site Design Review Standards	5
12 Processes/ Admin.	12
13 Non-conformities	13
14 Definitions	14
1 Toolbox	1

hear and decide requests for text interpretations of *UDO* where it is alleged that there is an error made by the *Zoning Administrator* in their interpretation. The *Board of Appeals* shall make such decisions so that the intent of *UDO* shall be observed. Text interpretations shall be limited to the issues presented and shall be based upon a reading of *UDO* as a whole and shall not have the effect of amending *UDO*.

H. Board of Appeals procedures.

1. Consent of all property owners required. An application to the *Board of Appeals* shall be made with the written consent of all owners of the property subject to the application, or their legal representative, except for an appeal by a party challenging an approval granted to a third-party *applicant* for such *applicant's* property.
2. Stay of proceedings. An appeal filed under this article shall stay all proceedings in furtherance of the action appealed unless the *Building Official* certifies to the *Board of Appeals*, after notice of appeal has been filed, that by reason of fact stated in the certificate a stay would, in their opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed other than by a restraining order, which may be granted by the *Board of Appeals* or by the Circuit Court on application, after notice to the *Building Official* and on due cause shown.
3. Review criteria. In hearing and deciding appeals, the *Board of Appeals* review shall be based on the record presented to the *Board of Appeals*.
4. Decision by the Board of Appeals. The concurring vote of a majority of the membership of the *Board of Appeals* shall be necessary to reverse any order, requirement, decision, or determination of an official, board, or commission made in the administration of *UDO*, to decide in favor of an *applicant* on any matter upon which the *Board of Appeals* has authority.
 - a. Disposition and duration of decisions. The *Board of Appeals* may reverse, affirm, vary or modify any order, requirement, decision, or determination presented in a case within the *Board of Appeals* jurisdiction, and shall have all of the powers of the official, board, or commission from whom the appeal is taken, subject to the *Board of Appeals'* scope of review, as specified in *UDO* and/or by law. The *Board of Appeals* may remand a case for further proceedings and decisions, with or without instructions.
 - b. Period of validity. Any decision of the *Board of Appeals* favorable to the *applicant* shall remain valid only as long as the information and data relating to such decision is found to be correct, and the conditions upon which the decision was based are maintained. The relief granted by the *Board of Appeals* shall be valid for a period not longer than one year, unless otherwise specified by the *Board of Appeals*, and within such period of effectiveness, actual on-site *improvement* of property in accordance with the approved plan, and the relief granted, under a valid

11 Subdivision of Land
12 Processes/ Admin.
13 Non-conformities
14 Definitions
1 Toolboxes
2 Zone Districts
3 Form Based Code
4 Add'l Use Standards
5 Site Design Review Standards
6 Landscaping/ Green Inf.
7 Lighting
8 Signage
9 General Standards
10 Streets/ Sidewalks/ Driveways

building permit, shall be commenced or the grant of relief shall be deemed void.

5. Conditions. The *Board of Appeals* may impose reasonable conditions in connection with an affirmative decision on an appeal, interpretation or *variance* request. Conditions imposed shall meet the following requirements:
 - a. Be designed to protect the health, safety and welfare and the social and economic well-being of those who will use the property or activity under consideration, residents and property owners adjacent to the subject property or activity, and the community as a whole.
 - b. Be related to the valid exercise of the police power and purposes which are affected by the proposed use or activity.
 - c. Be necessary to meet the intent of *UDO*, be related to the standards established in *UDO*, and be necessary to ensure compliance with those standards.
 - d. Conditions imposed with respect to the approval of a *variance* shall be recorded as part of the *Board of Appeals* minutes, and shall remain unchanged except upon the mutual consent of the *Board of Appeals* and the property *owner* following public notice and *public hearing* as required.
 - e. The *Board of Appeals* shall have no obligation to consider and/or grant a request for relief unless and until a conforming and complete application has been filed; including relevant plans, studies, and other information.
6. Record of proceedings. The City of Holland shall prepare and keep minutes of the *Board of Appeals* proceedings, showing the findings, decisions, conditions, if any. The minutes shall be within the ultimate authority, and shall be the responsibility of, the Clerk or designee and shall be subject to approval of the *Board of Appeals*. The official records of the *Board of Appeals* proceedings shall be filed with the City Clerk and shall be public records.
7. Appeal of a Board of Appeals decision. Appeals of a *Board of Appeals* decision shall be made to the Circuit Court in accordance with state law.
8. Application reconsideration. If an application to the *Board of Appeals* is denied, no like application shall be considered, unless;
 - a. Six months or more has lapsed since the date of denial on the previous application; or
 - b. The new appeal is based upon materially changed plans.

Sec. 39-12.13. Violations and penalties. [7-21-2021 by Ord. No. 1796]

- A. Approvals and permits required. No person shall commence excavation for, construction of, or demolition of any *building, structure, or parking* area, or make

11 Subdivision of Land	11
12 Processes/ Admin.	12
13 Non-conformities	13
14 Definitions	14
6 Landscaping/ Green Inf.	6
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10
1 Toolbox	1
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5

structural changes in any existing *building* or *structure*, without first obtaining the required approval and permit from the *approving authority* or authorities. All construction shall be in compliance with the provisions of *UDO*, the approved *site plan*, and Chapter 6 and Chapter 14, Article II, of the Code of Ordinances, as well as any additional applicable provisions.

B. Notice of violation. When a violation of the *Unified Development Ordinance (UDO)* is found, notice of the violation shall be provided as follows:

1. Service. Notice of violation shall be served upon the *owner* of record, provided that such notice shall be deemed to be properly served upon such *owner* if a copy thereof is delivered to him or her personally, or if he or she is not found, by leaving a copy thereof at his or her usual place of abode with a person of suitable age and discretion, who shall be informed of the contents thereof, or by sending a copy thereof by mail to his or her last known address, or, if the letter with the copy is returned showing it has not been delivered to him or her, by posting a copy thereof in a conspicuous place or on or about the *structure* affected by the notice.
2. Contents. Whenever the enforcing officer determines that there has been or is a violation, or that there are reasonable grounds to believe that there has been or is a violation of any provision of the *Unified Development Ordinance (UDO)*, he or she shall give notice of such violation or alleged violation to the person responsible therefor. Such notice shall:
 - a. Be in writing;
 - b. Include a description of the real estate sufficient for identification;
 - c. Specify the violation which exists and the remedial action required; and
 - d. Allow a reasonable time for the performance of any act it requires.
3. Noncompliance; legal action or proceeding. In case any notice of violation is not complied with within the time set forth in the notice, the enforcing officer may issue a citation or pursue appropriate legal action against the person responsible for the violation, ordering him or her to:
 - a. Restrain, correct or remove the violation or refrain from any further execution of work;
 - b. Restrain or correct the erection, installation or alteration of such *building*;
 - c. Require the removal of work in violation;
 - d. Prevent the occupation or use of the *building*, *structure* or part thereof erected, constructed, installed or altered in violation of, or not in compliance with, the provisions of the *Unified Development Ordinance (UDO)*, or in violation of a plan or specification under which an approval, permit or certificate was issued;

11 Subdivision of Land
12 Processes/ Admin.
13 Non-conformities
14 Definitions
6 Landscaping/ Green Inf.
7 Lighting
8 Signage
9 General Standards
10 Streets/ Sidewalks/ Driveways
1 Toolboxes
2 Zone Districts
3 Form Based Code
4 Add'l Use Standards
5 Site Design Review Standards

- e. Comply with the penalty provisions of *UDO*; or
 - f. Pay the attorney fees and costs incurred by the City with respect to the action or proceeding at law or in equity and the administrative expense incurred by the City in efforts to enforce the notice of violation.
- C. Violations declared to be a nuisance, unlawful, an offense, or a misdemeanor. Any *building* erected, altered, moved, razed or converted or any use carried on in violation of any provision of *UDO* or the Code of Ordinances is hereby declared to be a nuisance per se. Any person, firm or corporation who violates, disobeys, omits, neglects, or refuses to comply with any of the provision of *UDO* shall be punished as provided in Chapter 1, Section 10, General Penalty; Continuing Violations, of the Code of Ordinances (Section 1-10). Each day that a violation is permitted to exist shall constitute a separate offense.
- D. Violations declared a civil infraction. Violations of the following sections shall be declared a Class II civil infraction and shall be subject to the civil fines set forth in the schedule of fees and charges adopted in Chapter 2, Section 118, Schedule of Civil Fines Established, of the Code of Ordinances (Section 2-118) or any other relief that may be imposed by the Court:
1. Home occupations and home based businesses (Section 39-4.02G).
 2. Signage (Article 39-8).
 3. Parking for residential dwellings with one to four units (Section 39-9.02A).
- E. Continuance. Each act of violation and each day upon which such a violation occurs shall constitute a separate violation.

11 Subdivision of Land
12 Processes/ Admin.
13 Non-conformities
14 Definitions
1 Toolbox
2 Zone Districts
3 Form Based Code
4 Add'l Use Standards
5 Site Design Review Standards
6 Landscaping/ Green Inf.
7 Lighting
8 Signage
9 General Standards
10 Streets/ Sidewalks/ Driveways

ARTICLE 39-13
Nonconforming Use, Structures, and Properties

11 Subdivision of Land	12 Processes/ Admin.	13 Non-conformities	14 Definitions
6 Landscaping/ Green Inf.	7 Lighting	8 Signage	9 General Standards
10 Streets/ Sidewalks/ Driveways	1 Toolbox	2 Zone Districts	3 Form Based Code
4 Add'l Use Standards	5 Site Design Review Standards		

Sec. 39-13.01. Intent. [7-21-2021 by Ord. No. 1796]

A. It is the intent of this article to allow legally existing uses, structures, and *properties* that do not meet *UDO requirements* at the effective date or subsequent amendments to continue until they are discontinued, removed or are no longer used, but not to encourage their survival. These legally *nonconforming uses, structures* and *properties* are declared by this article to be incompatible with permitted conditions in the *zone district* where they are located. *Nonconforming uses* and *structures* shall not be enlarged, extended, or used as grounds for adding other *structures* or uses prohibited elsewhere in the same *zone district*.

Sec. 39-13.02. Nonconforming uses. [7-21-2021 by Ord. No. 1796]

- A. Continuation of use. A legal *use* existing at the effective date of *UDO* or subsequent amendments, may be continued despite not conforming with the provisions of *UDO*, or any subsequent amendments.
- B. Discontinuance. If any *nonconforming use* is discontinued through vacancy, lack of operation, or otherwise for a continuous period of 365 days or more, the use shall not be resumed unless the *use* conforms to all provisions of *UDO*, including, but not limited to the regulations of the *zone district* in which the use is located. (See Article 39-2.)
- C. Burden of proof. If the *Zoning Administrator* finds that a *nonconforming use* is discontinued under the provisions of this article, the *property owner* shall have the burden of proof to substantiate that the use was not abandoned and shall provide documentation thereof.
- D. Change to another nonconforming use. The *nonconforming use* of any *structure* may be changed to another *nonconforming use* upon public hearing and findings of fact by the *Board of Appeals* that the proposed *nonconforming use* will not be more incompatible, detrimental, or create additional nuisance factors than the previous *nonconforming uses*. The *Board of Appeals* shall consider the following for its determination:
 - 1. Evidence that the proposed *nonconforming use* will not adversely affect or decrease the valuation of neighboring *property*;
 - 2. Evidence that the proposed *nonconforming use* will not increase *density*, congestion or general nuisance to neighboring *property*;
 - 3. Evidence that the proposed, *nonconforming use* will not increase the amount of radioactivity, vibration, noise, odor, heat or other adverse factors;
 - 4. Evidence that the proposed *nonconforming use* will not necessitate an increase in *off-street parking* that would be detrimental to neighboring *property*; and
 - 5. Additional factors as determined by the *Board of Appeals* relating to the health, safety, and welfare of adjacent *property*, which would be adversely impacted.

11 Subdivision of Land	12 Processes/ Admin.	13 Non-conformities	14 Definitions
6 Landscaping/ Green Inf.	7 Lighting	8 Signage	9 General Standards
1 Toolbox	2 Zone Districts	3 Form Based Code	4 Add'l Use Standards
			5 Site Design Review Standards
			10 Streets/ Sidewalks/ Driveways

Sec. 39-13.03. Nonconforming structures. [7-21-2021 by Ord. No. 1796]

- A. Continuance of structure. Any *structure* existing at the effective date of *UDO* or subsequent amendments may remain in place and does not need to be altered despite not conforming with the provisions of *UDO* or any subsequent amendments.
- B. Expansions. Expansions of *nonconforming structures* shall only be permitted if the following standards are met:
 - 1. The expansion shall not make the *structure* less conforming;
 - 2. The minimum *parking* requirements for all uses on the *property* shall be met. See Article 39-2;
 - 3. The expansion shall not be made to the portion of the *building* that is *nonconforming*. For instance, the portion of the *building* extending into the required *setback* shall not be expanded in height unless approved by the *Board of Appeals* as a special exception; and
 - 4. Any expansion of a *structure* shall conform to the present zone district requirements.
- C. Interior *renovation*. The interior of any *nonconforming structure* may be renovated.
- D. Structures under construction at the effective date of *UDO* or amendment. Nothing in this article shall require a change in the plans, construction, or designated *use* of any *structure* under a *building* permit issued before the effective date of *UDO*, or a subsequent amendment to *UDO*, unless the *building* permit expires prior to completion of construction.

Sec. 39-13.04. Nonconforming properties. [7-21-2021 by Ord. No. 1796]

- A. Existing *lots of record* can be built on regardless of if the lot meets the lot size and/or lot width requirement for the *zone district*, as long as all other dimensional standards are met.

Sec. 39-13.05. Reestablishment of nonconformity. [7-21-2021 by Ord. No. 1796]

- A. Whenever a *nonconforming use, structure, or property* has been brought into compliance with *UDO*, the nonconformity shall not be reestablished.

Sec. 39-13.06. Repair, maintenance, and restoration. [7-21-2021 by Ord. No. 1796]

- A. Repairs equal to or less than the state equalized value (SEV) permitted. Nothing in this article shall prevent the repair, maintenance, or *restoration* of a *nonconforming structure* if the cost of the repairs is equal to or is less than the SEV of the *structure*.
- B. Repairs greater than the state equalized value (SEV) permitted by special exception. A *nonconforming structure* damaged or destroyed by fire, flood, wind, other calamity, neglect, or deterioration to an extent greater than the SEV of the *structure*,

11 Subdivision of Land	11
12 Processes/ Admin.	12
13 Non-conformities	13
14 Definitions	14
6 Landscaping/ Green Inf.	6
7 Lighting	7
8 Signage	8
9 General Standards	9
10 Streets/ Sidewalks/ Driveways	10
1 Toolbox	1
2 Zone Districts	2
3 Form Based Code	3
4 Add'l Use Standards	4
5 Site Design Review Standards	5

may be restored to its original size and location by special exception approval if the *Board of Appeals* finds the following conditions are met:

- 1. Repair, maintenance, or *restoration* of the *structure* will not substantially extend the probable duration of the *nonconforming structure*. *Restoration* of the *structure* will be done with similar building materials, structural layout, design, construction methods, fixtures, and mechanical equipment, limiting the possibility that the *restoration* will substantially extend the probable duration of the life of the *structure*; and
 - 2. The *nonconforming structure* cannot reasonably meet the standards of the *zone district* due to an unusual circumstance with respect to the *property*.
- C. Repairs to accessory structures permitted. *Nonconforming structures* accessory to principal residential *structures* shall be permitted to be repaired, maintained, or restored. Where a foundation or slab from a previously existing *nonconforming accessory structure* remains intact on the *property*, the *building* may be rebuilt to the same or smaller size, provided that the slab or foundation meets current building codes. These *structures* may also be enlarged, provided that the addition conforms to *UDO*.
- D. Moving a nonconforming structure. A *nonconforming structure* shall not be moved in whole or in part to another location without conforming to *UDO*.

11 Subdivision of Land	12 Processes/ Admin.	13 Non-conformities	14 Definitions
6 Landscaping/ Green Inf.	7 Lighting	8 Signage	9 General Standards
1 Toolbox	2 Zone Districts	3 Form Based Code	4 Add'l Use Standards
			5 Site Design Review Standards
			10 Streets/ Sidewalks/ Driveways