

DIVISION 6A

MP Macatawa Park Overlay District

Sec. 38-303A. Description and purpose.

The MP Macatawa Park Overlay District is designed to promote the health, safety, and general welfare of the township through the following goals and objectives:

- (1) Limit densities that would compromise safe access by emergency vehicles, unnecessarily increase fire loads, and restrict the ability to provide adequate emergency service.
- (2) Improve access on roads by lessening congestion.
- (3) Provide for the safe movement of pedestrian and vehicular traffic.
- (4) Protect woodlands, dune areas, and areas adjacent to Lake Macatawa and Lake Michigan, and other environmentally sensitive areas from overdevelopment.
- (5) Limit site improvements to blend with the existing topographic character of the earth.
- (6) Allow for the modernization of existing single-family and two-family dwellings.
- (7) Maintain stable single-family and two-family neighborhoods within Macatawa Park.

Sec. 38-304A Use regulations.

- (1) The Macatawa Park Overlay District does not replace or restrict the range of uses allowed in the underlying zoning districts but provides additional development standards that must be met for any lot located partially or completely within the Macatawa Park Overlay District identified on the zoning map, which includes the lots listed within Section 38-305A of this Ordinance.
- (2) Where the standards of the Macatawa Park Overlay District are less restrictive or more restrictive than the underlying zoning district or any other provision of this Ordinance, as determined by the Zoning Administrator, the standards of the Macatawa Park Overlay District shall apply. Where the standards of the Macatawa Park Overlay District are silent, the general regulations and restrictions of the zoning ordinance, including but not limited to the underlying zoning district, shall control. No new Planned Unit Developments within the Macatawa Park Overlay District shall be permitted.

- (3) Permitted and special uses within the Macatawa Park Overlay District shall be regulated in the underlying zoning district subject to the following additional provisions:
- a. Improved Lot. A Lot containing a single-family dwelling or a two-family dwelling shall comply with the following:
 - i. Front Yard averaging. The required Front Yard of the Principal Building may be reduced to seventy-five percent (75%) of the average depth of at least three (3) Front Yards of existing Principal Buildings on Lots within three hundred (300) feet of the Lot in question and within the same block and within the same underlying zoning district; provided, however, if there are fewer than three (3) such Principal Buildings within three hundred (300) feet of the lot in question, then the three hundred (300) foot distance shall be extended to the distance necessary to utilize a minimum of three (3) such Principal Buildings for the purpose of determining the average depth, as established by a licensed surveyor or the zoning administrator.
 - ii. Side Yard averaging. The required Side Yard of the Principal Building may be reduced to seventy-five percent (75%) of the average depth of at least three (3) Side Yards of existing Principal Buildings on Lots within three hundred (300)feet of the Lot in question and within the same block and within the same underlying zoning district; provided, however, if there are fewer than three (3) such Principal Buildings within three hundred (300) feet of the lot in question, then the three hundred (300) foot distance shall be extended to the distance necessary to utilize a minimum of three (3) such Principal Buildings for the purpose of determining the average depth, as established by a licensed surveyor or the zoning administrator.
 - iii. Rear Yard averaging. The required Rear Yard of the Principal Building may be reduced to seventy-five percent (75%) of the average depth of at least three (3) Rear Yards of existing Principal Buildings on Lots within three hundred (300)feet of the Lot in question and within the same block and within the same underlying zoning district; provided, however, if there are fewer than three (3) such Principal Buildings within three hundred (300) feet of the lot in question, then the three hundred (300) foot distance shall be extended to the distance necessary to utilize a minimum of three (3) such Principal Buildings for the purpose of determining the average depth, as established by a licensed surveyor or the zoning administrator.
 - iv. Mitigation. Any Improved Lot subject to a building permit that reduces the Front Yard to less than five (5) feet or increases the building area within five (5) feet of the Street right-of-way shall provide means to mitigate hazards for vehicular and pedestrian traffic within the adjacent street to the satisfaction of the zoning administrator, who shall confer with the appropriate expert(s) regarding the proposed means to mitigate hazards, including but not necessarily limited to, the Ottawa County Sheriff's Department, the Township Fire Chief, the Township Planner, the Township Attorney,

or any other Township staff or consultant qualified to assess hazard mitigation. Alternatively, a professional study or studies containing evidence that mitigation is impossible shall be provided.

- v. Automatic Fire Extinguishing System. Pursuant to Section 901.4.4 of the International Fire Code, as amended, because special hazards exist in addition to the normal hazards of occupancy, and access for fire apparatus is unduly difficult, the Park Township Fire Chief may require an Automatic Fire Extinguishing System be installed within any single-family dwelling or two-family dwelling subject to a building permit.
 - vi. Parking Area. Any Improved Lot subject to a building permit shall provide an on-site Parking Area meeting the minimum number of parking spaces and the minimum dimensions for each parking space pursuant to Article VII of this Ordinance. Alternatively, off-site parking or a combination of on-site parking and off-site parking, when located entirely within MP Overlay District, may be provided to the satisfaction of the zoning administrator. In addition, for each six hundred (600) square feet of Principal Building Floor Area beyond the first one thousand eight hundred (1,800) square feet of Principal Building Floor Area one (1) additional parking space shall be required.
 - vii. Pre-existing Principal Building and Reconstruction. All setbacks for a Principal Building in existence prior to the adoption of this Chapter shall be considered conforming. Any Principal Building destroyed by fire, wind, act of God, public enemy, or any other means not self-inflicted, may be rebuilt and restored to its former building footprint. Reconstruction of a pre-existing principal building is subject to Section 38-304A(3)a.vi of this Division.
- b. Unimproved Lot. A Lot vacant of a Principal Building, Accessory Structure or combination thereof shall comply with the following:
- i. New Construction. No new Principal Building shall be constructed on an unimproved or vacant Lot unless the Lot meets the minimum Lot Area and the minimum Lot Width of the underlying zoning district.
 - ii. Front Yard averaging. The required Front Yard of the Principal Building may be reduced to seventy-five percent (75%) of the average depth of at least three (3) Front Yards of existing Principal Buildings on Lots within three hundred (300) feet of the Lot in question and within the same block and within the same underlying zoning district; provided, however, if there are fewer than three (3) such Principal Buildings within three hundred (300) feet of the lot in question, then the three hundred (300) foot distance shall be extended to the distance necessary to utilize a minimum of three (3) such Principal Buildings for the purpose of determining the average depth, as established by a licensed surveyor or the zoning administrator.
 - iii. Side Yard averaging. The required Side Yard of the Principal Building may be reduced to seventy-five percent (75%) of the average depth of at least three (3) Side Yards of existing Principal Buildings on Lots within three hundred (300) feet of the Lot in

question and within the same block and within the same underlying zoning district; provided, however, if there are fewer than three (3) such Principal Buildings within three hundred (300) feet of the lot in question, then the three hundred (300) foot distance shall be extended to the distance necessary to utilize a minimum of three (3) such Principal Buildings for the purpose of determining the average depth, as established by a licensed surveyor or the zoning administrator.

- iv. Rear Yard averaging. The required Rear Yard of the Principal Building may be reduced to seventy-five percent (75%) of the average depth of at least three (3) Rear Yards of existing Principal Buildings on Lots within three hundred (300) feet of the Lot in question and within the same block and within the same underlying zoning district; provided, however, if there are fewer than three (3) such Principal Buildings within three hundred (300) feet of the lot in question, then the three hundred (300) foot distance shall be extended to the distance necessary to utilize a minimum of three (3) such Principal Buildings for the purpose of determining the average depth, as established by a licensed surveyor or the zoning administrator.
- v. Building Footprint. The building footprint shall include all foundation walls and any cantilevered building faces together with any attached accessory buildings, but excluding decks and patios of thirty (30) inches or less in height.
- vi. Automatic Fire Extinguishing System. Pursuant to Section 901.4.4 of the International Fire Code, as amended, because special hazards exist in addition to the normal hazards of occupancy, and access for fire apparatus is unduly difficult, the Park Township Fire Chief may require an Automatic Fire Extinguishing System be installed within the entirety of any new single-family dwelling or two-family dwelling.
- vii. Parking Area. Any Improved Lot subject to a building permit shall provide an on-site Parking Area meeting the minimum number of parking spaces and the minimum dimensions for each parking space pursuant to Article VII of this Ordinance. Alternatively, off-site parking or a combination of on-site parking and off-site parking may be provided to the satisfaction of the zoning administrator. In addition, for each six hundred (600) square feet of Principal Building Floor Area beyond the first one thousand eight hundred (1,800) square feet of Principal Building Floor Area one (1) additional parking space shall be required.

Sec 38-305A Lots within the district.

70-15-33-379-004	70-15-33-382-014	70-15-33-384-001	70-15-33-388-030	70-15-33-393-004
70-15-33-380-001	70-15-33-382-015	70-15-33-384-002	70-15-33-388-031	70-15-33-393-005
70-15-33-380-002	70-15-33-382-018	70-15-33-384-003	70-15-33-388-032	70-15-33-393-006
70-15-33-380-003	70-15-33-382-021	70-15-33-384-004	70-15-33-388-037	70-15-33-394-002
70-15-33-380-004	70-15-33-382-022	70-15-33-384-010	70-15-33-388-038	70-15-33-394-003

70-15-33-380-005	70-15-33-382-023	70-15-33-384-011	70-15-33-388-039	70-15-33-394-004
70-15-33-380-006	70-15-33-382-024	70-15-33-384-012	70-15-33-388-040	70-15-33-394-006
70-15-33-380-007	70-15-33-382-026	70-15-33-384-013	70-15-33-388-041	70-15-33-394-007
70-15-33-380-014	70-15-33-382-029	70-15-33-384-014	70-15-33-388-043	70-15-33-394-008
70-15-33-380-015	70-15-33-382-030	70-15-33-384-015	70-15-33-388-045	70-15-33-394-009
70-15-33-380-017	70-15-33-382-031	70-15-33-385-002	70-15-33-388-046	70-15-33-394-010
70-15-33-380-018	70-15-33-382-032	70-15-33-385-003	70-15-33-388-047	70-15-33-394-011
70-15-33-380-019	70-15-33-382-033	70-15-33-385-008	70-15-33-388-048	70-15-33-394-012
70-15-33-380-020	70-15-33-382-034	70-15-33-385-009	70-15-33-389-001	70-15-33-394-013
70-15-33-380-021	70-15-33-382-035	70-15-33-385-010	70-15-33-389-004	70-15-33-394-015
70-15-33-380-024	70-15-33-382-041	70-15-33-386-001	70-15-33-389-005	70-15-33-394-016
70-15-33-380-026	70-15-33-382-045	70-15-33-386-002	70-15-33-389-009	70-15-33-394-017
70-15-33-380-027	70-15-33-382-046	70-15-33-386-003	70-15-33-389-010	70-15-33-394-018
70-15-33-380-032	70-15-33-382-047	70-15-33-386-004	70-15-33-389-011	70-15-33-394-019
70-15-33-380-033	70-15-33-382-049	70-15-33-386-007	70-15-33-389-012	70-15-33-394-020
70-15-33-380-034	70-15-33-382-052	70-15-33-386-008	70-15-33-389-013	70-15-33-394-021
70-15-33-380-035	70-15-33-382-053	70-15-33-386-014	70-15-33-389-015	70-15-33-394-023
70-15-33-381-001	70-15-33-382-054	70-15-33-387-004	70-15-33-389-016	70-15-33-394-024
70-15-33-381-002	70-15-33-382-055	70-15-33-387-009	70-15-33-390-001	70-15-33-394-025
70-15-33-381-003	70-15-33-382-057	70-15-33-387-021	70-15-33-390-003	70-15-33-460-006
70-15-33-381-004	70-15-33-382-058	70-15-33-387-027	70-15-33-390-004	70-15-33-461-001
70-15-33-381-005	70-15-33-382-059	70-15-33-387-028	70-15-33-390-007	70-15-33-461-010
70-15-33-381-007	70-15-33-382-060	70-15-33-388-001	70-15-33-392-002	70-15-33-461-011
70-15-33-381-008	70-15-33-382-061	70-15-33-388-002	70-15-33-392-004	70-15-33-461-015
70-15-33-381-009	70-15-33-382-062	70-15-33-388-003	70-15-33-392-006	70-15-33-461-016
70-15-33-381-011	70-15-33-382-063	70-15-33-388-006	70-15-33-392-007	
70-15-33-382-002	70-15-33-383-003	70-15-33-388-007	70-15-33-393-001	
70-15-33-382-003	70-15-33-383-006	70-15-33-388-008	70-15-33-393-002	
70-15-33-382-009	70-15-33-383-008	70-15-33-388-024	70-15-33-393-003	

Sec. 38-6 Definitions.

BLOCK

The property on either or both sides of the same street between the two (2) nearest intersecting streets (crossing or terminating), railroad right-of-way, unsubdivided acreage, lake, rivers, or live streams, or between any of the foregoing and any other barrier to the continuity of development, or boundary line of the township.

BUILDING, PRINCIPAL

A building, or, where the context so indicates, a group of buildings which are permanently affixed to the land and which are built, used, designed, or intended for the shelter or enclosure of the principal Use of the lot.

LOT, IMPROVED

A property developed with a principal building, accessory structure, or combination thereof.

LOT, UNIMPROVED

A property left undisturbed in a natural state without a principal building, accessory structure, or combination thereof, or any other man-made feature.

Sec. 38-155 Zone districts.

The Township is hereby divided into the following zoning districts:

- (1) AG agricultural and permanent open space district.
- (2) R-1 rural estate residence district.
- (3) R-2 lakeshore residence district.
- (4) R-3 low density single-family residence district.
- (5) R-4 medium density single- and two-family residence district.
- (6) R-5 low density multifamily residence district.
- (7) C-1 neighborhood business district.
- (8) C-2 resort service district.
- (9) MP macatawa park overlay district.

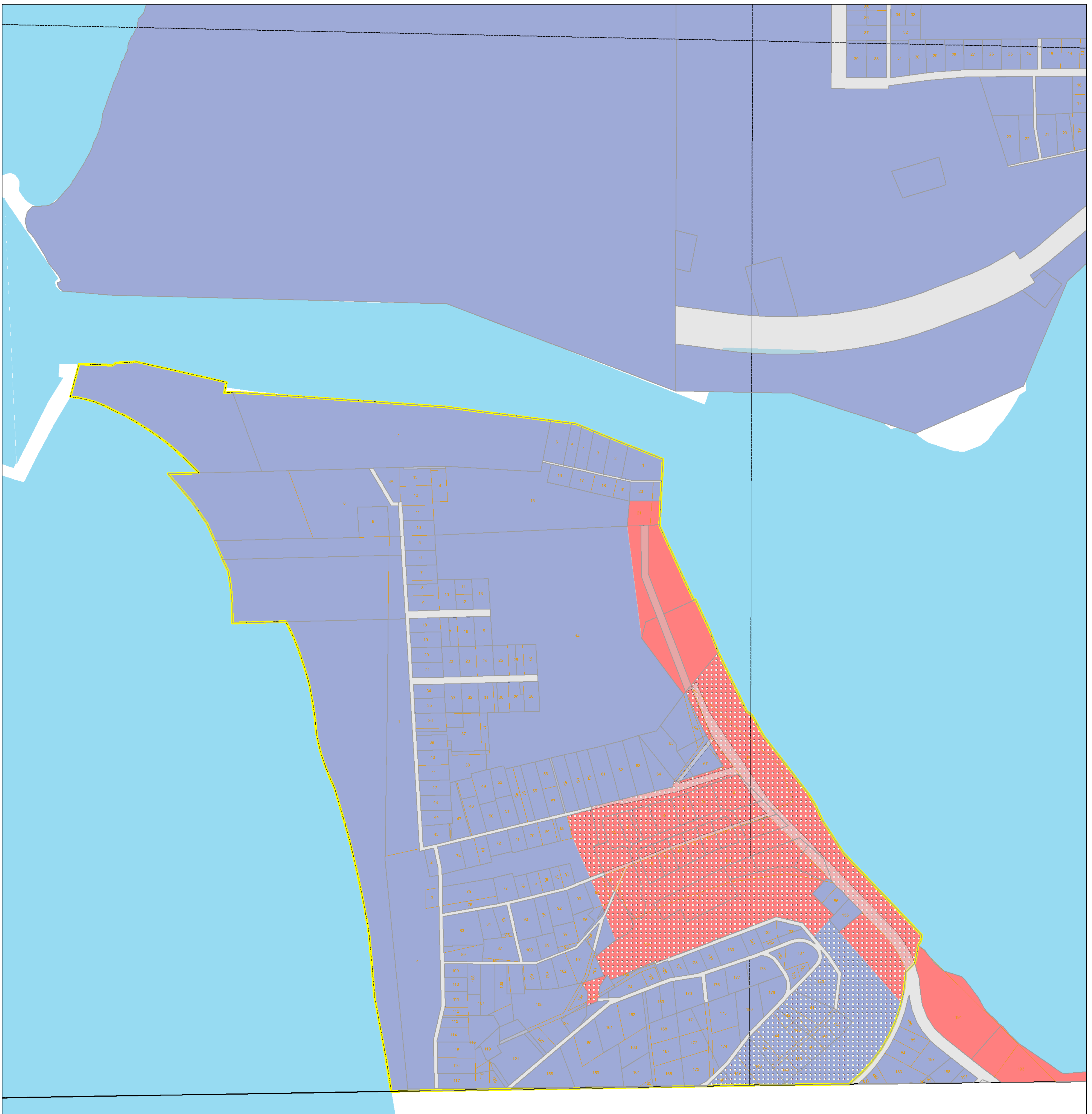
Sec. 38-601 General.

In all zoning districts, there shall be provided, before any building or structure is occupied, or is enlarged or increased in capacity, off-street, outdoor parking spaces for motor vehicles as provided in the following table, except that the required parking spaces may be located inside one (1) garage or one (1) other accessory building on parcels within the MP Overlay District. All

parking shall be designed and constructed to be in compliance with relevant provisions of all state and federal laws and regulations, including but not limited to the Michigan Persons with Disabilities Civil Rights Act and the federal American Disabilities Act. This shall include, but not be limited to, the requisite number of handicapped parking spaces to be made available.

Use	Minimum Parking Spaces Required
Dwellings	Two for each dwelling unit
Assembly uses such as theaters, clubs, community halls, arenas, museums, pools, studios, mortuary, or other similar uses. This specifically excludes restaurants and bars	One for each 25 square feet of assembly area and 1 for each employee
Hospitals, institutions	Two for each patient bed
Sanitariums, convalescent, or nursing homes	One for each patient bed
Homes for senior citizens	Two for each dwelling unit
Hotels, motels, resorts	One space per each unit between 250 square feet and 400 square feet; 2 spaces per each unit between 400 square feet and 650 square feet; 3 spaces per each unit 650 square feet; in addition, there shall be 1 space for each employee on duty in addition, there shall be designated loading zones
Bowling alleys	Eight for each alley
Private, elementary and junior high schools	One for each employee normally engaged in or about the buildings and grounds plus 1 for each 4 seats used in a public assembly area
Senior high schools and institutions of higher learning	One for each employee normally engaged in or about the buildings and grounds, and 1 for each 3 students enrolled in the institution
Churches	One for each 3 seats in the main worship unit
Professional offices and buildings	One for each 200 square feet of floor area and 1 for each employee

Use	Minimum Parking Spaces Required
Medical doctors office, dental clinic, or veterinarian office	Eight for each doctor plus 1 for each employee
Banks, business offices, and public buildings not specifically mentioned elsewhere	One for each 150 square feet of floor area
Taverns, bars, restaurants and ice cream parlors	One for each 2 seats
Marinas	One for each slip or mooring
Drive-in establishments	One for each employee plus 4 additional spaces
Outdoor cafes and ice cream shops without indoor seating	One for each employee plus 1 for each 2 outdoor seats but not less than a minimum of 4 additional spaces
Retail stores, supermarkets, department stores, billiard/pool rooms, personal service shops	One for each employee and 1 for each 150 square feet of retail sales area
Other uses not specifically mentioned	In the case of buildings which are used for uses not specifically mentioned, those provisions for off-street parking facilities for a use which is so mentioned and to which said use is similar in terms of parking demand shall apply
Mixed uses in same building	In the case of mixed uses in the same building, the amount of parking space for each use specified shall be provided and the space for 1 use shall be not considered as providing required spaces for any other use except as to churches and auditoriums incidental to public and parochial schools permitted herein



Macatawa Park Overlay District

1 inch = 100 feet



Legend	
	Rural Estates Residence District (R-1)
	Rural Estates Residence District (R-1PUD)
	Lakeshore Residence District (R-2)
	Lakeshore Residence District (R-2PUD)
	Low Density One Family Residence District
	Medium Density 1 and 2 Family Residence (R-4)
	Medium Density 1 and 2 Family Residence (R-4PUD)
	Low Density Multiple Family Residence (R-6)
	Macatawa Park (MP)
	Agricultural and Permanent Open Space (AGR)
	Neighborhood Business District (C-1)
	Resort Service District (C-2)
	Resort Service District (C-2PUD)
	Planned Unit District (PUD)
	Lake

