

NOTICE OF ADOPTION AND POSTING OF ZONING TEXT AND ZONING MAP AMENDMENT  
ORDINANCE

PLEASE TAKE NOTICE that a Park Township Zoning Text and Zoning Map Amendment Ordinance was adopted at a meeting of the Park Township Board held on August 9, 2018, amending the Park Township Zoning Ordinance and Map. The amendments are to take effect on August 26, 2018, provided that this effective date shall be extended as necessary to comply with the requirements of Section 402 of the Michigan Zoning Enabling Act. A summary of the regulatory effect of the amendments, including the geographic area affected, is as follows.

The amendments will add Division 6A – MP Macatawa Park Overlay District to the Park Township Zoning Ordinance. The amendments declare a description and purpose of the district; establish use regulations, including a statement of additional development standards; set forth controlling language of the district; prohibit new Planned Unit Developments in the district; establish setbacks for improved lots in the district, including front yard, side yard, and rear yard averaging; establish hazard mitigation requirements, an automatic fire extinguishing system provision, minimum parking based on the size of construction related to a building permit, and reconstruction of a pre-existing building for improved lots in the district; establish minimum lot requirements for construction on an unimproved lot in the district; establish setbacks for unimproved lots in the district, including front yard, side yard, and rear yard averaging; establish the area of a building footprint, an automatic fire extinguishing system provision, minimum parking based on the size of construction related to a building permit for unimproved lots in the district; provide a table of parcel numbers establishing the lots within the district; and amend the Park Township Zoning Map to include the overlay district. The geographic area affected by and included in within the district is summarized as the parcels of property located in the Macatawa Park Peninsula on the south side of the Township.

Further, the Zoning Text Amendment Ordinance adds definitions of the following terms: Block, Principal Building, Improved Lot, and Unimproved Lot. It also amends Section 38-155 Zone Districts to include the Macatawa Park Overlay District, and amends Section 38-601 General to include parking requirements specifically for the Macatawa Park Overlay District.

A copy of the Ordinance has been posted and can be purchased or inspected at the office of the Park Township Clerk, Park Township Hall, 52 – 152<sup>nd</sup> Avenue, Holland, Michigan, 49424, (Phone 616-399-4520) during regular business hours (8:00 am to 5:00 pm), and has been posted on the Township website at [www.parktownship.org](http://www.parktownship.org).

Dated: August 17, 2018

Skip Keeter, Clerk  
Park Township

ORDINANCE NO. 2018- 03

ZONING TEXT AMENDMENT ORDINANCE

AN ORDINANCE TO AMEND SECTION 38-6 – DEFINITIONS; AMEND SECTION 38-155 – ZONE DISTRICTS; ADD DIVISION 6A – MACATAWA PARK OVERLAY DISTRICT; AND AMEND SECTION 38-601 – GENERAL OF THE PARK TOWNSHIP ZONING ORDINANCE.

THE TOWNSHIP OF PARK, COUNTY OF OTTAWA, AND STATE OF MICHIGAN ORDAINS:

Section 1. Definitions. Section 38-6 of the Zoning Ordinance shall be amended to state in its entirety as follows.

Sec. 38-6 Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

ABUT

To physically touch or border upon, or to share a common property line. A property is considered to abut another property when the two properties share all or a portion of a common property line or the property lines touch, such as at a corner.

ACCESSORY USE OR STRUCTURE

A use, building or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use, building or structure. Without limitation of the foregoing definition of an accessory building, the following buildings are hereby determined to be accessory buildings: garages, storage buildings, guest houses, boat houses, greenhouses, playhouses, pool equipment and storage buildings, and pump houses. Without limitation of the foregoing definition, docks are hereby determined to be accessory structures.

ADJACENT

To be near but not necessarily abut, adjoin, or be contiguous. A property is considered to be adjacent to another property when the two properties are nearby, but do not share a common property line.

ADJOIN

To physically touch or border upon, or share all or part of a common property line with another lot or parcel of land. A property is considered to adjoin another property when the two properties share all or part of a common property line.

ADULT FOSTER CARE FACILITY

A facility licensed under Public Act No. 218 of 1979 (MCL 400.701 et seq.), as well as any other facility of substantially similar character and purpose.

#### ALTERATIONS, STRUCTURAL

Any change in the supporting members of a building or structure such as bearing walls, columns, beams or girders, any substantial change in the roof, or an addition to or diminution of a structure or building.

#### BASEMENT

A portion of a building, or a portion of a room, located wholly or partially below grade, but not including any part thereof not so located.

#### BED AND BREAKFAST OPERATION

An operation located in a single-family dwelling used to house a family unit as its principal place of residence, which offers overnight accommodations and a morning meal to transient guests in return for payment, including, but not limited to any operation designed as an inn or tourist home.

#### BILLBOARDS and SIGNS

**BILLBOARD** — Any structure, including the wall of any building, on which lettered, figured, or pictorial matter is displayed for advertising a business, service, or entertainment which is not conducted on the land upon which the structure is located or products not primarily sold, manufactured, processed or fabricated on such land.

**BUSINESS SIGN** — Any structure, including the wall of any building, on which lettered, figured, or pictorial matter is displayed for advertising a business, service, or entertainment conducted on the land where the structure is located, or products primarily sold, manufactured, processed, or fabricated on such land.

**IDENTIFYING SIGN** — Any structure on the same premises it identifies which serves only:

- (1) To tell the name or use of any public or semi-public building or recreation space, club, lodge, church, or institution;
- (2) To tell the name or address of an apartment house, hotel, or motel; or
- (3) To inform the public as to the use of a parking lot.

**NAMEPLATE** — A structure affixed flat against the wall of a building, which serves solely to designate the name or the name and profession or business occupation of a person or persons occupying the building.

**REAL ESTATE SIGN** — Any temporary structure used only to advertise with pertinent information the sale, rental, or leasing of the premises upon

which it is located.

#### 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

Anything which is constructed or erected, including a mobile home, having a roof supported by columns, walls, or other supports, which is used for the purpose of housing or storing of persons, animals, or personal property or carrying on business activities or other similar uses.

#### BUILDING HEIGHT

The vertical distance measured from the average existing grade measured 3 feet out from the structure, to the highest point of the roof surface.

#### 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.

#### BUILDING SETBACK

The distance between the adjacent lot line and the nearest wall projection or structural component of any building as measured along a straight line at a right angle to the lot line. Certain exceptions or additional restrictions to building setbacks can be found in Sections 38-494, 495, 496, 497, 483 and various other parts of this ordinance regulating the location of buildings or structures. A deck or raised patio may be located within the building setback only if it is not more than 30 inches above the average surrounding grade. A deck over 30 inches above grade on a waterfront lot must comply with Section 38-495.

#### CARPORT

An open-sided vehicle shelter usually, but not always, formed by the extension of the roof from the side of a building. A carport shall be considered both an outdoor parking space and an accessory structure.

#### COMMON OPEN SPACE

Any area or space other than required yard areas which is unobstructed and unoccupied by buildings, structures, roads, or other man-made objects and is readily accessible to all those for whom it is required.

#### CONTIGUOUS

To abut or adjoin another property by sharing all or portion of a boundary line or property line. A property is considered to be contiguous to another property when the two properties share all or a portion of a common property line.

#### CORNER LOT

A lot located at the intersection of two or more public streets, private roads, or combination of public streets and private roads, where the corner interior angle formed by the intersection of the streets, and/or roads, is 135° or less or a lot abutting upon a curved street, and/or road, if tangents to the curve, at the two points where the lot lines meet the curve, form an interior angle of 135° or less.

#### DOCK

Any structure, whether permanent or removable, that extends from the shoreline into a lake, river or stream and to which one or more boats or other watercraft may be docked or moored.

#### DWELLING

Any building or portion of a building that is occupied in whole or in part as a home or residence, either permanently or temporarily, by one or more families, but not including motels, hotels, resorts, tourist rooms or cabins. Subject to compliance with the requirements of Section 38-507, a mobile home shall be considered to be a dwelling.

MULTIFAMILY — A building designed for use and occupancy by three or more families.

SINGLE-FAMILY — A building designed for use and occupancy by one family only.

TWO-FAMILY — A building designed for use and occupancy by two families only.

#### DWELLING UNIT

A building, or a portion of a building, with one or more rooms, including bathroom, kitchen, and sleeping facilities, connected together in a manner designed and maintained as a self-contained unit for residential occupancy by one or more people living as a single housekeeping unit.

#### FAMILY

One or more persons occupying a single dwelling unit and using common cooking facilities; provided, however, that unless members are related by blood, marriage or adoption, no such family shall contain more than five persons.

#### FLOOR AREA

The gross floor area of all floors of a building or an addition to an existing building. For all office buildings and for any other building, except dwelling units, where the principal use thereof shall include the basement, the basement floor area shall be included except that part thereof which contains heating and cooling equipment and other basic utilities.

#### GREENBELT

An undeveloped or natural area, which may only be improved with landscaping and/or nature trails.

#### GROSS SITE ACREAGE

The total area in acres in any PUD that is determined according to the requirements of Section 38-367 (2) a. and that may include road right-of-way if the legal description for the land includes the road right-of-way.

#### GROSS USABLE ACRE

The total area per acre in any PUD district that is suitable for development, i.e., excluding areas of swamps steep slopes, or other natural or manmade limitations, which preclude or limit development.

#### HOME OCCUPATION

An occupation that is traditionally or customarily conducted within a dwelling by the residents of the dwelling, which use is incidental and secondary to the use of the dwelling as a home, and which does not alter the residential character of the property.

#### HOTEL

A commercial establishment that offers lodging accommodations and additional services, such as restaurants, meeting rooms, entertainment, or recreational facilities, to transient guests in return for payment. Access to the lodging facilities is generally from indoor corridors.

#### JUNKYARD

A place where junk, waste, or discarded or salvaged materials are bought, sold, exchanged, stored, baled, packed, disassembled or handled, including wrecked vehicles, used building materials, structural steel materials and equipment and other manufactured goods that are worn, deteriorated or obsolete.

#### KENNEL

Any land, building or structure where five or more cats and/or dogs over four months of age are boarded, housed or bred.

#### LOT

A piece or parcel of land occupied or intended to be occupied by a principal building or a group of such buildings and accessory structures, or utilized for a principal use and accessory uses, together with such open spaces as are required by this chapter.

#### LOT AREA

The total horizontal area within the Lot Lines of a Lot. In the case of a waterfront Lot, the Lot Area shall be measured to the 100-year floodplain elevation as depicted in the December 2011 Flood Insurance Rate Map (FIRM), as amended,

issued by the United States Federal Emergency Management Agency. In determining Lot Area, land located within a public street right-of-way and/or a private road easement shall not be considered.

#### LOT, IMPROVED

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

#### LOT LINE, FRONT

In the case of a Lot not located on a corner, the line separating said Lot from the Street right-of-way. In the case of a Corner Lot, the Front Lot Line shall be that line that separates said Lot from the Street which is designated as the front Street on the site plan, or which is designated as the front Street on the site plan review application or request for a building permit.

#### LOT LINE, REAR

Ordinarily, that Lot Line which is opposite and most distant from the Front Lot Line. In the case of irregular, triangular, wedge shaped, or Lots that are pointed at the rear, the Rear Lot Line shall be an imaginary line parallel to the Front Lot Line, not less than ten (10) feet in length, lying farthest from the Front Lot Line and wholly within the Lot.

#### LOT LINE, SIDE

Any Lot Line other than the Front or Rear Lot Lines. A Side Lot Line separating a Lot from a Street is a side Street Lot Line. A Side Lot Line separating a Lot from another Lot or Lots is an interior Side Lot Line.

#### 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.

#### LOT WIDTH

The horizontal distance between the Side Lot Lines of a Lot parallel to the Front Lot Line. Lot Width shall be measured at the Front Lot Line and shall not be less than the minimum width required within the zoning district in which it is located continuously to the minimum depth necessary to meet the minimum lot area of the zoning district in which it is located.

#### MAJOR AUTOMOBILE REPAIR

General repair, rebuilding, or reconditioning of engines, or vehicles, collision service, including body repair and frame straightening, painting or upholstering; or vehicle steam cleaning and undercoating.

#### MARINA

A place where any one or more of the following conditions exist:

- (1) A commercial enterprise is operated for the sale, service or storage of

boats or other watercraft; or

- (2) A dock and/or mooring is extended into or over an inland lake or stream for use by the public and/or land, condominium or dock owners and more than four boats will be moored to any one dock and/or more than four moorings will be located.

#### MINOR AUTOMOBILE REPAIR

Minor repairs, incidental replacement of parts, or motor service to passenger automobiles and trucks not exceeding two tons capacity; provided, however, there is excluded any repair or work included in the definition of the term "major automotive repair" in this section.

#### MOBILE HOME

A structure, transportable in one or more sections, which is built on a chassis and designed to be used as a dwelling with or without permanent foundation, when connected to the required utilities and includes the plumbing, heating, air-conditioning and electrical systems contained in the structure, excluding, however, a vehicle designed and used as temporary living quarters for recreational, camping or travel purposes, including a vehicle having its own motor power or a vehicle moved on or drawn by another vehicle.

DOUBLE WIDE — A combination of two mobile homes designed and constructed to be connected along the longitudinal axis, thus providing double the living space of a conventional single wide unit without duplicating any of the service facilities such as kitchen equipment or furnace.

SINGLE WIDE — A mobile home with longitudinal width of no greater than 14 feet for its full length.

#### MOBILE HOME COMMISSION ACT

The Michigan Public Act No. 96 of 1987 (MCL 125.2301 et seq.), or other similar successor statute having similar licensing jurisdiction.

#### MOBILE HOME LOT

A measured parcel of land within a mobile home park which is delineated by lot lines on a final development plan and which is intended for the placement of a mobile home and the exclusive use of the occupants of such mobile home.

#### MOBILE HOME PAD

That portion of a mobile home lot reserved for the placement of a mobile home, appurtenant structures, or additions.

#### MOBILE HOME PARK

A parcel of land under single ownership which has been planned and improved for the placement of mobile homes on a rental basis for nontransient use.



#### MOBILE HOME SUBDIVISION

A mobile home park except that the mobile home lots are subdivided, surveyed, recorded, and sold in accordance with Public Act No. 288 of 1967 (MCL 560.101 et seq.).

#### MOTEL

A commercial establishment consisting of a building or group of buildings on the same lot, whether detached or in connected rows, which offers lodging accommodations and sleeping rooms to transient guests in return for payment. Access to the lodging facilities is generally from the outside.

#### MOTOR VEHICLE

Every vehicle that is self-propelled.

#### NET BUILDABLE ACREAGE

The area in acres in any PUD that is determined according to the requirements of Section 38-367 (2).

#### NONCOMMERCIAL ORGANIZATION

An organization which does not produce an income for any person; a nonprofit organization which raises funds for itself and which has 15 or more stockholders or members shall be considered a noncommercial organization.

#### NURSING HOME

A facility licensed under Public Act No. 368 of 1978 (MCL 333.1101 et seq.).

#### OWNERSHIP INTEREST

A proprietary interest in land which confers certain rights and responsibilities, held by any individual, firm, association, syndicate, partnership, or corporation.

#### OUTDOOR POND

Any outdoor body of standing water accumulated in a natural or artificially constructed basin or depression in the earth, either above or below or partly above or partly below grade, capable of holding water to a depth of greater than two feet when filled to capacity.

#### PARKING AREA, SPACE OR LOT

An off-street open area, the principal use of which is for the parking of automobiles, whether for compensation or not, or as an accommodation to clients, customers, visitors or employees. The term "parking area" includes access drives within the actual parking area. For purposes of this definition, and as used throughout this chapter, the term "off-street," when related to off-street parking requirements, includes both public streets and private roads, thereby requiring the parking area to be located off both public streets and private roads.

#### PARKING BAY

A hard surface area adjacent and connected to, but distinct from a street or

private road, intended for parking motor vehicles.

#### PIER

Concrete posts embedded in the ground to a depth below the frost line at regular intervals along the longitudinal distance of a mobile home and intended to serve as a base for supporting the frame of the mobile home.

#### PRINCIPAL OR MAIN USE

The primary or predominant use of a lot.

#### RESORT

A commercial establishment, generally used as a vacation facility by the general public, which offers lodging accommodations, restaurants or meals, recreation and entertainment to transient guests in return for payment, and which provides onsite activities such as golfing, horseback riding, skiing, swimming, snowmobiling, hiking, biking, tennis, other court sports or other similar activities.

#### ROADSIDE MARKET STAND

A temporary building or structure designed or used for the display and/or sale of agricultural products produced on the premises upon which the stand is located.

#### SATELLITE DISH ANTENNA

A parabolic or spherical reflective type of antenna used for communications with a satellite based system located in planetary orbit.

#### STREET

A publicly or privately owned and maintained right-of-way which affords traffic circulation and principal means of access to abutting property, including any avenue, place, way, drive, lane, boulevard, highway, road or other thoroughfare, except an alley. The Street right-of-way shall include all land deeded or dedicated for Street purposes or, in the absence of a deed or dedication for Street purposes, the Street right-of-way shall be considered to be 66 feet in width.

#### STRUCTURE

Anything except a building, constructed or erected, the use of which requires permanent location on the ground or lake, river or stream bottom or attachment to something having a permanent location on the ground or lake, river or stream bottom.

#### SWIMMING POOL

A structure either above or below or partly above and partly below grade, located either in part or wholly outside of a permanently enclosed and roofed building, designed to hold water to a depth of greater than two feet when filled, and intended to be used for swimming purposes.

#### TOURIST HOME

A building, other than a hotel, boardinghouse, lodginghouse, or motel, where

lodging is provided by a resident family in its home for compensation, mainly for transients.

#### TRAVEL TRAILER

A transportable unit intended for occasional or shortterm occupancy as a dwelling unit during travel, recreational, or vacation use.

#### UNDIVIDED PERMANENT OPEN SPACE

Property that is contiguous (i.e., undivided by any road, street, etc.) and in common ownership that will perpetually remain as undeveloped open space via a conservation easement, plat dedication, restrictive covenant, or other legal means that run with the land.

#### USABLE FLOOR AREA

The floor area of a dwelling exclusive of garages, porches, basement or utility area.

#### VEHICLE

Every device in, upon, or by which any person or property is or may be transported or drawn upon a highway, excepting devices propelled by human power or used exclusively upon stationary rails or tracks.

#### WATERFRONT LOT

A lot abutting or having frontage on either Lake Michigan or Lake Macatawa.

#### YARD

An open space other than a court unoccupied and unobstructed by any building or structure; provided, however, that fences, walls, poles, posts and other customary yard accessories, ornaments and furniture may be permitted in any yard subject to height limitations and requirements limiting obstruction of visibility. "Yards" or "minimum yards" as required in other provisions of this zoning ordinance shall be considered as "required yards" and allowable building projections shall be the same as defined in this section for building setbacks.

#### YARD, FRONT

A yard extending across the full width of the lot, the depth of which is the distance between the street right-of-way (or private road easement) line and the main wall of the building or structure. In the case of waterfront lots, the yard fronting on the street (or private road) shall be considered the front yard.

#### YARD, REAR

A yard, unoccupied except for accessory buildings, extending across the full width of the lot, the depth of which is the distance between the rear lot line and the rear wall of the main building.

#### YARD, SIDE

A yard between a main building and the side lot line, extending from the front

yard to the rear yard, or any yard that is not considered a front or rear yard.

#### ZONING ACT

The Michigan Zoning Enabling Act, Public Act No. 110 of 2006 (MCL 125.3101 et seq.).

Section 2. Zone Districts. Section 38-155 of the Zoning Ordinance shall be amended to state in its entirety as follows.

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.

Section 3. MP Macatawa Park Overlay District. Division 6A of the Zoning Ordinance shall be added to create the Macatawa Park Overlay District, which shall state in its entirety as follows.

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 Section 38-601 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. 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 Unimproved 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 Section 38-601 of this Ordinance. 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	

Section 4. General. Section 38-601 of the Zoning Ordinance shall be amended to state in its entirety as follows.

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

Use	Minimum Parking Spaces Required
Professional offices and buildings	One for each 200 square feet of floor area and 1 for each employee
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

Section 5. Effective Date. This amendment to the Park Township Zoning Ordinance was approved and adopted by the Township Board of Park Township, Ottawa County, Michigan on August 9, 2018, after a public hearing as required pursuant to Michigan Act 110 of 2006, as amended. This Ordinance shall be effective on August 26, 2018, which date is the eighth day after publication of the Zoning Text Amendment Ordinance in the Holland Sentinel as required by Section 401 of Act 110, as amended. However, this effective date shall be extended as necessary to comply with the requirements of Section 402 of Act 110, as amended.

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Gerald Hunsburger  
Township Supervisor

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Skip Keeter  
Township Clerk