

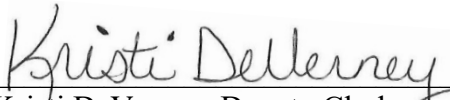
GRAND HAVEN CHARTER TOWNSHIP  
NOTICE OF ORDINANCE ADOPTION

**NOTICE IS HEREBY GIVEN** that Ordinance No. 586 has been adopted by the Charter Township of Grand Haven, Ottawa County, Michigan:

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF GRAND HAVEN CHARTER TOWNSHIP, OTTAWA COUNTY, MICHIGAN, CONCERNING ON SITE SERVICES FOR MAJOR HOME-BASED BUSINESSES; CLARIFYING GREENBELT REQUIREMENTS; ESTABLISH TWO METHODS OF AVERAGE FRONT YARD SETBACK; AND BY PROVIDING FOR AN EFFECTIVE DATE.

The proposed Ordinance has been posted at the office of the Township Clerk, 13300 - 168th Avenue, Grand Haven, Michigan and on the Township's web site: [www.ghc.org](http://www.ghc.org).

The proposed Ordinance was first introduced at a regular meeting of the Township Board on November 9, 2020. Copies of the proposed Ordinance are available upon request at the office of the Township Clerk.

  
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Kristi DeVerney, Deputy Clerk  
Grand Haven Charter Township

Posted Legal Ad: November 25, 2020

## ORDINANCE NO. 586

### ZONING TEXT AMENDMENT ORDINANCE

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF GRAND HAVEN CHARTER TOWNSHIP, OTTAWA COUNTY, MICHIGAN, CONCERNING ON SITE SERVICES FOR MAJOR HOME-BASED BUSINESSES; CLARIFYING GREENBELT REQUIREMENTS; ESTABLISH TWO METHODS OF AVERAGE FRONT YARD SETBACK; AND BY PROVIDING FOR AN EFFECTIVE DATE.

GRAND HAVEN CHARTER TOWNSHIP, COUNTY OF OTTAWA, AND STATE OF MICHIGAN ORDAINS:

Section 1. Special Land Use – Home Based Businesses. Section 12.21 of the Grand Haven Charter Township Zoning Ordinance shall be restated in its entirety as follows.

### Section 12.21 HOME BASED BUSINESSES.

(A) Minor Home Based Businesses: [See Section 14.03](#).

(B) The following standards shall apply to Major Home Based Businesses:

- (1) The operation of a Home Based Business shall be conducted within the Dwelling Unit, attached or detached Accessory Building, or rear yard.
- (2) The Home Based Business shall be conducted by the person or persons occupying the Lot as their principal residence and up to two (2) on-site employees. Additional employees may meet at the Main Building solely for purposes of receiving instructions regarding work to be conducted at another site or collecting equipment or materials necessary for their work at another site, or documents related to their employment.
- (3) One parking space per employee is required. Parking on grass is prohibited. Spaces for employees must be on a hard surface. On-street parking shall not be counted towards required parking space.
- (4) The Home Based Business shall not create negative impacts on surrounding residential property, in the opinion of the Planning Commission.
- (5) The floor area used for the Home Based Business shall not exceed fifty percent (50%) of the Gross Floor Area of the Dwelling Unit.
- (6) It is the intent of these regulations to limit the number of customers visiting the site of the Major Home Based Business as much as possible **and maintain the residential character of the neighborhood while still balancing the economic interests of the business.**
  - (a) No in-person retail sales may take place as part of the Major Home Based Business (online or mail order retail is permitted, as is wholesale).
  - (b) **On-site services shall be considered on a case-by-case basis due to the variable nature of business models. To ensure the intent of this provision is met, the Planning Commission may establish limitations such as hours of operation.**
- (7) Outside storage must be located in the rear yard and must be fully screened from surrounding properties by an opaque fence.

- (8) In the event of complaints by surrounding property owners or occupants, the Planning Commission shall hold a public hearing and determine whether the Home Based Business is in violation of this Ordinance. Home based businesses found in violation of this Ordinance shall be subject to the voiding of their Special Land Use permit.

Section 2. US-31 Character Overlay Zone – Landscaping Requirements. Section 8.08.B of the Grand Haven Charter Township Zoning Ordinance shall be restated in its entirety as follows.

- (B) **Front Yard Landscape Area.** A minimum thirty-five (35) foot wide landscaped area is required along fifty percent (50%) of the entire frontage, except for the area taken up by driveways, which is excluded from the fifty percent (50%). This area must include a combination of trees and shrubs planted in a natural arrangement. The specific design and location of plantings within this thirty-five (35) foot wide area is at the discretion of the applicant to provide flexibility on sightlines, among other factors.

Section 3. Zoning Districts – Yard and Lot Regulations. Section 2.13.E of the Grand Haven Charter Township Zoning Ordinance shall be restated in its entirety as follows.

- (E) Where an average setback line less than that required by this Ordinance has been established by existing buildings, the Zoning Administrator may select one of the following methods to establish the average front yard setback. The selection should be based on the character of the properties and surrounding area.
- (1) Existing buildings located within three hundred (300) feet of the subject property, in all directions, such average setback shall apply. It is anticipated this method will be most useful in the Critical Dune Areas.
  - (2) Existing buildings located within two hundred (200) feet of the lot in question, on both sides, such average setback shall apply. It is anticipated this method will be most useful in traditional grid-style block neighborhoods.

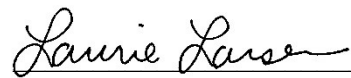
Section 4. Effective Date. This amendment to the Grand Haven Charter Township Zoning Ordinance was approved and adopted by the Township Board of Grand Haven Charter Township, Ottawa County, Michigan on November 23, 2020, after a public hearing as required pursuant to Michigan Act 110 of 2006, as amended; after introduction and a first reading on November 9, 2020, and after posting and publication following such first reading as required by Michigan Act 359 of 1947, as amended. This Ordinance shall be effective on December 3, 2020, which date is the eighth day after publication of a Notice of Adoption and Posting of the Zoning Text Amendment Ordinance in the *Grand Haven Tribune*, 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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Mark Reenders, Township Supervisor

  
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Laurie Larsen, Township Clerk

**CERTIFICATE**

I, Laurie Larsen, the Clerk for the Charter Township of Grand Haven, Ottawa County, Michigan, certify that the foregoing Grand Haven Charter Township Zoning Text Amendment Ordinance was adopted at a regular meeting of the Township Board held on November 23, 2020. The following members of the Township Board were present at that meeting: Reenders, Larsen, Kieft, Behm, Redick, Wagenmaker. The following members of the Township Board were absent: Meeusen. The Ordinance was adopted by the Township Board with members of the Board Reenders, Larsen, Kieft, Behm, Redick, Wagenmaker voting in favor and no members of the Board voting in opposition. Notice of Adoption of the Ordinance was published in the *Grand Haven Tribune* on November 25, 2020.

  
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Laurie Larsen, Clerk  
Grand Haven Charter Township