

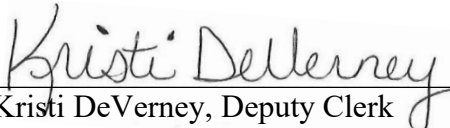
GRAND HAVEN CHARTER TOWNSHIP
NOTICE OF ORDINANCE ADOPTION

NOTICE IS HEREBY GIVEN that Ordinance 640 has been adopted by the Charter Township of Grand Haven, Ottawa County, Michigan:

AN ORDINANCE TO AMEND THE GRAND HAVEN CHARTER TOWNSHIP ZONING ORDINANCE (THE "ZONING ORDINANCE") TO ESTABLISH A DEFINITION FOR CONTRACTOR ESTABLISHMENT AND ESTABLISH THE USE AS A PERMITTED USE IN THE INDUSTRIAL (I-1) AND COMMERCIAL (C-2) ZONING DISTRICTS; TO AMEND THE SCREENING REQUIREMENTS FOR UTILITY CABINETS AND MECHANICAL EQUIPMENT; TO REVISE THE MINIMUM PLANTING SIZE FOR SHRUBS; TO ESTABLISH ADMINISTRATIVE REVIEW FOR CERTAIN ACCESSORY STRUCTURES LOCATED IN WATERFRONT YARDS; TO AMEND REGULATIONS PERTAINING TO ACCESSORY STRUCTURES TO ESTABLISH A MAXIMUM SIZE FOR EXEMPT STRUCTURES; TO AMEND THE ACCEPTABLE FENCE MATERIALS; TO AMEND SPECIAL LAND USE REQUIREMENTS PERTAINING TO OUTDOOR STORAGE USES; TO AMEND THE DEFINITION FOR FENCE AND ORNAMENTAL FENCE; AND TO AMEND THE DEFINITION OF SERVICE ESTABLISHMENT

The newly adopted 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.ghmtmi.gov.

The Ordinance was adopted at a regular meeting of the Township Board on August 25, 2025. Copies of the adopted Ordinance are available upon request at the office of the Township Clerk.



Kristi DeVerney, Deputy Clerk
Grand Haven Charter Township

Posted Legal Ad: August 30, 2025

ORDINANCE NO. 640

ZONING TEXT AMENDMENT ORDINANCE

AN ORDINANCE TO AMEND THE GRAND HAVEN CHARTER TOWNSHIP ZONING ORDINANCE (THE “ZONING ORDINANCE”) TO ESTABLISH A DEFINITION FOR CONTRACTOR ESTABLISHMENT AND ESTABLISH THE USE AS A PERMITTED USE IN THE INDUSTRIAL (I-1) AND COMMERCIAL (C-2) ZONING DISTRICTS; TO AMEND THE SCREENING REQUIREMENTS FOR UTILITY CABINETS AND MECHIGAL EQUIPMENT; TO REVISE THE MINIMUM PLANTING SIZE FOR SHRUBS; TO ESTABLISH ADMINISTRATIVE REVIEW FOR CERTAIN ACCESSORY STRUCTURES LOCATED IN WATERFRONT YARDS; TO AMEND REGULATIONS PERTAINING TO ACCESSORY STRUCTURES TO ESTABLISH A MAXIMUM SIZE FOR EXEMPT STRUCTURES; TO AMEND THE ACCEPTABLE FENCE MATERIALS; TO AMEND SPECIAL LAND USE REQUIREMENTS PERTIANING TO OUTDOOR STORAGE USES; TO AMEND THE DEFINITION FOR FENCE AND ORNAMENTAL FENCE; AND TO AMEND THE DEFINITION OF SERVICE ESTABLISHMENT.

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

Section 1. Establish Appropriate Zoning Districts for Contractor Establishments. The Industrial Uses Table within Section 2.09.B shall be amended as follows (the rest of Section 2.09.B shall remain unchanged).

Industrial Uses	AG	RP	RR	R-1	R-2	R-3	C-1	C-2	I-1	Standards
Composting Operations	S									12.14
Concrete and Asphalt Plants	S								S	12.15
Contractor Establishment								P	P	
Junk Yards									S	12.27
Manufacturing									P	
Marijuana Uses: <ul style="list-style-type: none"> • Grow Operation • Processing Facility • Safety Compliance Facility • Secure Transporter 	Prohibited in all Zoning Districts									
Outdoor Storage	S	S	S					S	S	12.34
Power Plant (Non-Wind or Solar)	S								S	12.04

Recycling Station									S	12.04	
Research and Development								S	S	P	12.04
Self-Storage Facilities									S	P	12.35
Solar Energy Facility	See Section 3.03										
Vehicle Club, Private										S	12.51
Vehicle Warehousing, Private										S	12.52
Warehousing										P	
Wholesale									S	P	12.04
Wind Energy Facility	See Section 3.04										

Section 2. Utility Cabinet and Mechanical Equipment Screening. Section 4.07.A.7 of the Grand Haven Charter Township Zoning Ordinance shall be amended as follows (the rest of Section 4.07 shall remain unchanged).

7. Utility Cabinets and Mechanical Equipment. Transformers, mechanical equipment, and other above ground utility cabinets have to be screened with evergreen plantings or a solid masonry wall at least one (1) foot taller than the height of the cabinet or equipment.

Section 3. Minimum Landscape Sizes. Section 4.09.B.9.c of the Grand Haven Charter Township Zoning Ordinance shall be amended as follows (the rest of Section 4.09.B.9 shall remain unchanged).

c) **Shrubs.** Thirty (30) inches in height, measured from grade, or twenty-four (24) inches in width measured twelve (12) inches above grade.

Section 4. Amendment of Section 10.01.C.11 in Chapter 10 of the Zoning Ordinance. Section 10.01.C.11 of the Zoning Ordinance, concerning the location of accessory buildings shall be amended as follows (the rest of Section 10.01.C shall remain unchanged):

Location Requirements.

- b) Accessory buildings and structures are not permitted in the front yard, or any required side yard.
- c) Accessory buildings and structures shall not occupy more than twenty-five percent (25%) of the rear yard.
- d) Notwithstanding the subsection a), the Zoning Administrator may permit one (1) accessory building to be located in a Waterfront Yard, subject to the following standards:
 - 1. The accessory building shall not exceed 200 square feet in total floor area.
 - 2. The accessory building shall be aesthetically compatible with the Main Building on the site. Aesthetic compatibility may include roof pitch, façade materials/siding, inclusion of windows, colors, and other factors deemed necessary by the Zoning Administrator.

3. The accessory building shall have a minimum five (5) foot setback from the main building, any accessory buildings or structures, and the side lot lines. The accessory building shall comply with the minimum front yard setback for the underlying zoning district.

Section 5. Amendment of Section 10.01.B.2 in Chapter 10 of the Zoning Ordinance. Section 10.01.B of the Zoning Ordinance, concerning exempt accessory structures shall be restated in its entirety as follows:

- B. Exempt Accessory Buildings and Structures. The following residential accessory structures shall be exempt from the regulations of this section, except for the regulations listed below.
 1. Childhood Amenities. Playground equipment, treehouses, lemonade stands, playhouses, and other similar amenities shall be exempt from this section, except they must be setback at least three (3) feet from all side and rear lot lines and shall not exceed 200 square feet in floor area.
 2. Structures without Walls. Gazebos, pergolas, and other permanent structures without walls shall be exempt from this section, except they must maintain the required setbacks for accessory structures. These structures shall not be used for storage. These structures shall not exceed 200 square feet in floor area, as measured by the area of the roof structure or similar exterior structure.
 3. Elevated Walkways. Elevated walkways, along with decks or landings, that meet the standards of the Michigan Department of Energy, Great Lakes, and Environment to be constructed in a High Risk Erosion Area and/or Critical Dune Area shall be exempt from this section. Elevated walkways are permitted to be shared by two (2), or more, adjacent property owners, and does not have setback requirements, meaning it can cross lot lines.
 - a) Landings, which shall be defined as flat areas of the walkway that are deeper than a stair but not wider than the stairwell they connect to, shall be considered part of the elevated walkway and shall not be required to be set back from property lines.
 - b) Decks, which shall be defined as flat areas of the walkway that are deeper than a stair and wider than the stairwell they connect to, shall be required to be set back at least five (5) feet from all property lines. Decks shall also be subject to the following standards:
 - i. There shall be no maximum size of a deck.
 - ii. Decks shall not count against the maximum number of accessory structures

Section 6. Amendment of Section 10.03.B in Chapter 10 of the Zoning Ordinance. Section 10.03. of the Grand Haven Charter Township Zoning Ordinance, concerning fence and wall regulations shall be restated in its entirety as follows:

- A. Fences on all lots in all districts are permitted in any yard following the issuance of a permit by the Zoning Administrator.

B. Fence Materials:

- a. Unless otherwise specified in this section, all fences shall be designed and constructed of materials commonly used in conventional fence construction. Acceptable materials include wood product, composite wood, rigid vinyl, wrought iron, chain link, or other material with similar purpose, strength, and durability approved by the Zoning Administrator
- b. The fence shall not contain barbed wire, electric current, broken glass, or other sharp or hazardous edges. Chain link fences shall not have sharp wire edges exposed. However, the use of barbed wire, electric current, sharp or hazardous edges, or wire of similar nature is permitted in the AG, RP, RR, or I-1 districts, if the use of such wire is necessary for security for a permitted use or special land use of the property which is being utilized.

C. Fences shall not extend into any street right-of-way.

D. A fence within a front yard or side yard abutting a street shall not exceed four (4) feet in height, except as otherwise permitted in this Section, and shall be at least fifty percent (50%) transparent, meaning that at least fifty percent (50%) of the total area between grade and four feet vertically, and between the ends of the fence horizontally, must be see-through. Fifty percent (50%) transparent fence designs may include, but are not limited to picket, chain link, split rail, and wrought iron.

E. Fences within a rear yard or interior side yard shall not exceed six (6) feet in height, except as otherwise permitted in this Section, provided that such fences may not exceed four (4) feet in height when located within the front setback line of adjacent residential premises if such setback line were extended onto the premises served by such fences.

F. The Zoning Administrator may permit the construction of customary or necessary fences, which may be needed due to the operation, or safety/security needs of the site, where such fences will not impede vision or unnecessarily block the view from any adjacent property.

Section 7. Outdoor Storage. Section 12.34 of the Grand Haven Charter Township Zoning Ordinance shall be restated in its entirety as follows (the rest of Section 12 shall remain unchanged).

A. Construction Material Storage and/or Landscape Contractor's Operations.

1. Screening of Materials:

- i) All materials and equipment must be stored within an enclosed building or within an area completely enclosed by a sight obscuring fence at least eight (8) feet in height, and screened with landscaping that provides effective visual screening throughout all seasons

Landscaping shall include a minimum of one evergreen tree for every ten (10) linear feet of the fence. Additional plantings such as shrubs or ornamental grasses may be used to supplement screening, provided they are a minimum of four (4) feet in height at the time of planting and will reach a minimum height equivalent to or greater than that of the fence. If landscaping other than evergreen trees are utilized, they shall be species capable of maintaining their screening function year-round.

- ii) Materials may not be stacked or piled to be visible above the fence. Equipment (including vehicles) may only be visible above the fence if the equipment is greater than eight (8) feet tall and cannot be dis-assembled for storage.
 - iii) The Planning Commission has discretion to limit or waive any or all of the screening requirements if the lot has natural or proposed features that provide screening that is equal to or better than the above screening requirements, provided that conditions shall be imposed to ensure the perpetual care, maintenance, and replacement of the natural screening, as necessary, in the same condition approved by the Planning Commission.
2. The area on which vehicles, materials, or equipment is stored must be kept in a clean, dust free condition. The area must be swept at least daily and as often as necessary to keep it free from dust and loose materials.
 3. Materials shall be stored in a manner that prevents them from blowing outside the area in which they are stored.
 4. A permanent main building of at least five hundred (500) square feet must be constructed on the property.
 5. Storage areas shall be located in the rear yard of the lot. However, the Planning Commission may partially or entirely waive that requirement if the Planning Commission finds exceptional conditions or unique circumstances exist on the site whereby storage in alternative locations would be more compatible with adjoining properties or provide other benefits that would better achieve the intent and purposes of this ordinance.
 6. The storage area shall meet setback requirements applicable to a main building in the zoning district.
 7. Storage areas shall be setback at least one hundred (100) feet from any R-1, R-2, R-3, or R-4 zoning district.
 8. The property shall be serviced by municipal water.
- B. Gasoline, Petroleum, and Hazardous Material Storage.
1. Best practices must be followed to reduce or eliminate tank leakage, groundwater contamination, soil contamination, and other long-term environmental impacts of the storage. The applicant must propose practices, equipment, and site design to the Planning Commission to meet this requirement, and the Planning Commission shall determine whether the proposal is sufficient, and may utilize the services of a qualified professional, at the expense of the applicant, if deemed necessary.
 2. Access driveways shall be located at least one hundred (100) feet from the nearest right-of-way line of any intersecting street or seventy-five (75) feet from the nearest edge of any other driveway, both measured to the nearest edge of the access driveway. There shall be no more than one entranceway per street frontage, unless more are required by the fire department or other public safety entity.
 3. The principal and accessory buildings and structures shall not be located within two hundred (200) feet of any residential use or district.
 4. The area used for parking, display, or storage shall be paved or treated so as to prevent dust.

5. The parking area shall also be graded and drained so as to dispose of all surface water in a safe and effective manner.
 6. A sight obscuring buffer shall be provided between the subject use, and any adjacent residential uses.
 7. Signage shall be prohibited on tanks, except for safety signage required by a County, State, or Federal regulation.
 8. The property shall be serviced by municipal water.
- C. Storage Yard for Machinery, Trucks, RVs, Boats, or Mechanical Equipment.
1. All vehicles including dismantled and inoperable vehicles and equipment must be stored within enclosed buildings or within an area completely enclosed by a sight obscuring fence at least eight (8) feet in height.
 2. The area in which vehicles, material, or equipment is stored must be hard surfaced and dust-free.
 3. If the site will be regularly accessed by trucks, ingress and egress shall be provided from a paved road. RV and boat storage facilities shall not be considered to be “regularly accessed by trucks,” and therefore may be located on an unpaved road.
 4. The centerline of all access drives shall be at least one hundred (100) feet from the centerline of the nearest intersection.
 5. The storage or materials display areas shall meet all the yard setback requirements applicable to any Main Building in the district.
 6. Any property storing boats shall be serviced by municipal water. The Fire Chief or their designee shall determine if other vehicles, machinery, or equipment being stored shall require a municipal water connection in order to provide adequate service to the site.

Section 8. Contractor Establishment Definition. Section 21.02.A of the Grand Haven Charter Township Zoning Ordinance shall be amended to establish a definition for Contractor Establishment as Subsection 23 (the rest of Section 21.02.A shall be subsequently renumbered).

Contractor Establishment: A facility, building, structure, or portion thereof used to store tools, trucks, equipment, supplies, resources, and materials used by building construction professionals, contractors, and subcontractors. Any storage meeting the definition of Outdoor Storage shall be considered Outdoor Storage.

Section 9. Fence Definition. Section 21.02.A.35 of the Grand Haven Charter Township Zoning Ordinance shall be amended as follows (the rest of Section 21.02.A shall remain unchanged).

Fence. A structure of definite height and location constructed of wood, masonry, concrete, stone, wire, metal, or other similar material or combination of, having the function to prevent or control entrance, confine within, mark a boundary, provide privacy, or other similar purposes. A fence includes an ornamental fence that is not necessarily used for enclosure, but is part of an overall landscape plan, and is typically constructed of natural or decorative materials such as wood, brick,

or stone. Such fences may also be constructed on decks, and other such structures for privacy purposes. Plant material shall always be considered landscaping, not a fence.

Section 10. Fence, Ornamental Definition. Section 21.02.A.36 of the Grand Haven Charter Township Zoning Ordinance shall be stricken from Section 21.02.A (with the remainder of Section 21.02.A subsequently renumbered).

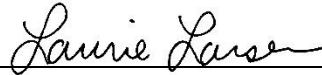
Section 11. Service Establishment Definition. Section 21.02.A.97 of the Grand Haven Charter Township Zoning Ordinance concerning the definition of a Service Establishment shall be amended as follows (the rest of Section 21.02.A shall remain unchanged).

Service Establishment. Establishments consisting of an office, showroom, or workshop nature of a decorator, dressmaker, tailor, baker, painter, upholsterer, or an establishment doing radio or home appliance repair, photographic reproduction, and similar service establishments that require a retail adjunct

Section 12. 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 August 25, 2025, after a public hearing as required pursuant to Michigan Act 110 of 2006, as amended; after introduction and a first reading on August 11, 2025, 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 September 7, 2025, which date is the eighth day after publication of a Notice of Adoption, 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.



Mark Reenders, Township Supervisor



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 August 25, 2025. The following members of the Township Board were present at that meeting: Behm, Dumbrell, Gaasch, Larsen, Kieft, Reenders, and Wagenmaker. The following members of the Township Board were absent: none. The Ordinance was adopted by the Township Board with members of the Board Behm, Dumbrell, Gaasch, Larsen, Kieft, Reenders, and 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 August 30, 2025.



Laurie Larsen, Clerk
Grand Haven Charter Township