

**15.2100 CHAPTER 21
 SCHEDULE OF DISTRICT REGULATIONS**

15.2101 SECTION 21.01 FOOTNOTES TO SCHEDULE OF REGULATIONS

1. Any building in which any domestic farm animal is kept shall be located not closer than sixty (60) feet to any boundary line of the lot or the right-of-way line of any street.

2. Any building in which any domestic farm animal is kept shall be located not closer than fifty (50) feet to any boundary line of the lot or the right-of-way line of any street.

3. In R-4 Multiple Family Residential Districts, the minimum distance between any two (2) buildings shall be regulated according to the length and height of such buildings, and in no instance shall this distance be less than thirty (30) feet. Parking may be permitted within a required side or rear yard but shall maintain a distance of at least fifteen (15) feet from a multiple dwelling structure. The formula regulating the required minimum distance between two (2) buildings in all R-4 Districts is as follows

$$S = \frac{LA + LB + 2(HA + HB)}{6} \quad \text{where}$$

S = Required minimum horizontal distance between any wall of building “A” and any wall of building “B” or the vertical prolongation of either.

LA = Total Length of Building “A”. The total length of building “A” is the length of that portion or portions of a wall or walls of building “A” from which, when viewed directly from above, lines drawn perpendicular to building “A” will intersect any wall of building “B”.

LB = Total length of building “B”. The total length of building “B” is the length of that portion or portions of a wall or walls of building “B” from which, when viewed directly from above, the lines drawn perpendicular to building “B” will intersect any wall of building “A”.

HA = Height of building “A”. The height of building “A” at any given level is the height above natural grade level of any portion or portions of a wall or walls along the length of building “A”. Natural grade level shall be the mean level of the ground immediately adjoining the portion or portions of the wall or walls along the total length of the building.

HB = Height of building “B”. The height of building “B” at any given level is the height above natural grade level of any portion or portions of a

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wall or walls along the length of building “B”. Natural grade level shall be the mean level of the ground immediately adjoining the portion or portions of the wall or walls along the total length of the building.

4. No building shall be located closer than the height of the building, or fifty (50) feet, which ever is the greater to the outer perimeter (property line) of such district when said property line abuts any residential district.
5. The minimum lot area for a two-family dwelling shall be fifteen thousand (15,000) square feet in area.
6. The minimum lot area for a multiple-family dwelling shall be ten thousand (10,000) square feet in area.
7. The minimum lot area for a single-family dwelling in the R-3 and R-4 District shall be thirteen thousand (13,000) square feet in area.
8. The side Street lot line setback of a corner lot shall be a minimum of twenty-five (25) feet. Compliance with said minimum side street lot line setback shall not reduce the minimum setback otherwise required for the least side setback of the lot.
9. In the AG Agricultural, RP Rural Preserve, RR Rural Residential, and R-2 Single Family Residential Districts, **DWELLINGS** containing more than one (1) **STORY** shall either have a **GROSS FLOOR AREA** on the **GROUND FLOOR** of not less than eight hundred (800) square feet, or have a **BUILDING FOOTPRINT** of not less than eight hundred (800) square feet. (ord. no. 392 eff. April 23, 2004)
10. In the LDR Low Density Residential and the R-1 Single Family Residential Districts, **DWELLINGS** containing more than one (1) **STORY** shall either have a **GROSS FLOOR AREA** on the **GROUND FLOOR** of not less than eight hundred (800) square feet, or have a **BUILDING FOOTPRINT** of not less than eight hundred (800) square feet. (ord. no. 392 eff. April 23, 2004)
11. A parcel in an AG, RR or RP District may not be rezoned to an R-3.5 Restricted Multiple Family Residential District unless located adjacent to an R-1, R-2, R-3, R-3.5, R-4, R-5, C-1, or I-1 District.
12. The minimum lot or parcel area for any R-3.5 District shall be five (5) acres.
13. In any residential district (R-1, R-2, R-3, R-3.5, R-4, R-5, and the residentially occupied portion of any Planned Unit Development which includes residential uses), the minimum required front, side, or rear yards shall be increased by one hundred percent (100%) for any yard which abuts to the right-of-way of a major thoroughfare. For example, if a front yard of

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an R-1 zoned parcel or lot abuts to a major thoroughfare, then the minimum required front yard shall be one hundred (100) feet. As used in this footnote, the term "major thoroughfare," is an arterial road, street, or highway on which traffic is controlled by means of signals, serving primarily through traffic, and designated by resolution of the Township Board as a major thoroughfare. Access to a major thoroughfare for abutting properties is permitted, but as a secondary function of such a road, street, or highway.

14. All lots in the RP Rural Preserve District must have a maximum width-to-depth ratio of 1:4.
15. The front yard setback for a lot in the R-1 or R-2 District shall be a minimum of thirty-five (35) feet, if the lot is in a subdivision, site condominium project, or condominium development that received final approval pursuant to all applicable state statutes, after June 1, 1998. Further said lot shall be served by public water and sanitary sewer.
16. Lots in the R-1 District that are lawfully non-conforming in lot width shall be allowed to have a reduced side yard setback in accordance with the following chart.

Lot Width	Min. Side Setback	Total Combined Side Setback
100	15	35
95-99	14	33
90-94	13.5	31.5
85-89	13	30
80-84	12	28
75-79	11	26
70-74	10.5	24.5
<70	10	23

17. The minimum lot width in the RR, LDR, R-1, R-2 and R-3 Districts is doubled for lots which abut and are accessed from public streets which are classified as **STATE TRUNKLINE, COUNTY PRIMARY, OR COUNTY LOCAL** by the Ottawa County Road Commission. (amend. by ord. no. 498 eff. August 21, 2011)
18. All Buildings used in whole or in part for housing for farm labor must be set back at least fifty (50) feet from the Private Street or Public Street right-of-way and from the nearest Rear Lot Line or Side Lot Line. Further, all Buildings used in whole or in part for housing for farm labor must be separated at least twenty (20) feet from each other. (amend. by ord. no. 506 effective December 11, 2011)

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15.2102 SECTION 21.02 SCHEDULE LIMITING HEIGHT, BULK, DENSITY, AND AREA BY ZONING DISTRICT

	Min Lot Area (per Dwelling Unit where applicable) in Sq Ft or Acres	Minimum Lot Width in Feet	Maximum Height of Structures		Front	Minimum Side Yard Setback in Feet		Rear	Min Floor Area per Dwelling Unit in Sq Ft	Maximum Number of Units per Building	Footnotes
			Stories	Feet		One Side	Total of Two				
AG Agricultural	20 Acres	330	2.5	35	50	20	50	50	1,100	N/A	1; 8; 9; 11; 18
RP Rural Preserve	10 Acres	330	2.5	35	50	20	50	50	1,240	N/A	1; 8; 9; 11; 14
RR Rural Residential	45,000	150	2.5	35	50	20	50	50	1,100	N/A	1; 8; 9; 11; 17
LDR Low Density Residential	25,000	125	2.5	35	50	20	40	50	1,240	N/A	2; 8; 10; 17
R-1 Single Family Residential	15,000	100	2.5	35	50	15	35	50	1,240	N/A	2; 8; 10; 13; 15; 16; 17
R-2 Single Family Residential	13,000	80	2.5	35	50	10	25	50	1,100	N/A	2; 8; 9; 13; 15; 17
R-3 Two Family Residential	7,500	100	2.5	35	50	10	25	50	1,100	N/A	2; 5; 7; 8; 13; 17
R-3.5 Restricted Multiple Family Residential											
Adjacent to AG District	9,000	100	2.5	35	50	10	30	50	884	4	2; 5; 6; 8; 11; 12; 13; 14
Adjacent to RP District	9,000	100	2.5	35	50	10	30	50	884	4	2; 5; 6; 8; 11; 12; 13; 14
Adjacent to RR District	9,000	100	2.5	35	50	10	30	50	884	4	2; 5; 6; 8; 11; 12; 13; 14
Adjacent to LDR District	9,000	100	2.5	35	50	10	30	50	884	4	2; 5; 6; 8; 11; 12; 13; 14
Adjacent to R-1 District	7,800	100	2.5	35	50	10	30	50	884	4	2; 5; 6; 8; 12; 13; 14
Adjacent to R-2 District	7,800	100	2.5	35	50	10	30	50	884	4	2; 5; 6; 8; 12; 13; 14
Adjacent to R-3 District	4,500	100	2.5	35	50	10	30	50	884	8	2; 5; 6; 8; 12; 13; 14
Adjacent to R-3.5 District	3,000	100	2.5	35	50	10	30	50	832	16	2; 5; 6; 8; 12; 13; 14
Adjacent to R-4 District	3,000	100	2.5	35	50	10	30	50	832	16	2; 5; 6; 8; 12; 13; 14
Adjacent to R-5 District	3,000	100	2.5	35	50	10	30	50	832	16	2; 5; 6; 8; 12; 13; 14
Adjacent to C-1	3,000	100	2.5	35	50	10	30	50	832	24	2; 5; 6; 8; 12; 13; 14
Adjacent to I-1	3,000	100	2.5	35	50	10	30	50	832	24	2; 5; 6; 8; 12; 13; 14
Adjacent to I-1A	3,000	100	2.5	35	50	10	30	50	832	24	2; 5; 6; 8; 12; 13; 14
R-4 Multiple Family Residential	3,000	100	2.5	35	50	10	30	30	884	N/A	2; 3; 5; 6; 7; 8; 13
R-5 Manufactured Mobile Home Park	See Chapter 13 For Regulations Governing Manufactured Mobile Home Parks										
S P Service Professional	25,000	100	2.5	35	50	5	10	25	N/A	N/A	4; 8
C-1 Commercial	35,000	110	2.5	35	50	9	18	20	N/A	N/A	4; 8
I-1 Industrial	1 Acre	110	2.5	35	75	20	40	25	N/A	N/A	4; 8
I-1A Corridor Industrial	1 Acre	110	2.5	35	75	10	20	25	N/A	N/A	4; 8

(amend by ord. no. 470 eff December 15, 2009; amend by ord. no. 498 eff. August 21, 2011; amend by ord. no. 532 eff. April 26, 2015; amend by ord. no. 548 eff. September 25, 2016; amend by ord. no. 557 eff. December 22, 2017)