

CHAPTER 2800
ZONING ORDINANCE
Establishment and Purpose of Districts.

Last revised 10/9/2007 by Ordinance No. 33-2007

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SECTION 2801: Intent.

The following zoning districts are hereby established for the Village of Holland. For the interpretation of this ordinance the zoning districts have been formulated to realize the general purposes as set for the in the preamble of this Ordinance. In addition, the specific purpose of each zoning district shall be as stated herein.

(Ord. 27-2000)

SECTION 2811: Large Lot Residential District (R-1).

The R-1 District is created to provide for single family residential uses that have a minimum lot size of 10,000 square feet.

Permitted Uses

Dwelling, Single Family
Accessory Uses
Essential Services
Child Day Care (Type B)

Conditional Uses

Church
Public Service Facility
Non-commercial Recreational Facility
Hospitals
Cemetery
Nursing Home
Home Occupation
Public Uses
Quasi-public Uses
Plant Cultivation

No building shall be erected or enlarged unless the requirements contained in the Schedule of District Regulations are met.

(Ord. 27-2000)

SECTION 2812: Small Lot Residential District (R-2).

The R-2 District is created to provide for single family residential uses that have a minimum lot size of 7,200 square feet.

Permitted Uses

Dwelling, Single Family

Conditional Uses

Church

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Essential Services	Public Uses
Accessory Uses	Non-commercial Recreational Facility
Child Day Care (Type B)	Home Occupation
	Public Service Facility
	Quasi-public Uses

No building shall be erected or enlarged unless the requirements contained in the Schedule of District Regulations are met.
(Ord. 27-2000)

SECTION 2814: Multi-Family Residential District (R-3).

The R-3 district is created to establish a location for duplexes, low density low elevation apartments, (including garden apartments, and townhouses, for the purpose of adding to the choice of housing types available in the Village of Holland.

<u>Permitted Uses</u>	<u>Conditional Uses</u>
Dwelling, Two Family	Non-commercial Recreational Facility
Dwelling, Single Family	Church
Dwelling, Multi-Family	Public Service Facility
Accessory Uses	Home Occupation
Essential Services	Nursing Home
Child Day Care (Type B)	Hospitals
	Community Swimming Pool
	Public Uses
	Quasi-public Uses
	Adult Day Care

No building shall be erected or enlarged unless the requirements contained in the Schedule of District Regulations are met.
(Ord. 27-2000)

SECTION 2821: Limited Business District (B-1).

The B-1 District is created to encourage the establishment of areas for convenience business uses that tend to meet the daily needs of the residents of an immediate neighborhood. The Planning Commission may impose restrictions on operating hours in the district. Strip commercial development shall be prohibited.

<u>Permitted Uses</u>	<u>Conditional Uses</u>
Social Activities	Restaurant
Personal Services	Public Service Facility
Professional Activities	Community Swimming Pools
Business, Office Type	
Public Uses	
Quasi-public Uses	
Essential Services	
Accessory Uses	

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(Ord. 27-2000)

SECTION 2822: General Business District (B-2).

The B-2 District was created for general business uses to meet the needs of a regional market area. Drive-in businesses, outdoor activities, and businesses with late hours are permitted. Activities that are essentially manufacturing, or have performance characteristics beyond those of normal business activities, will not be permitted in this district. B-2 Districts shall be located on a major street.

Permitted Uses

Retail Business
Personal Services
Professional Activities
Business Services
Business Office Type
Restaurants & Bars
Accessory Uses
All B-1 Permitted Uses
Public Service Facility
Social Activities
Motels
Essential Services

Conditional Uses

Business, Cottage
Domestic Animal Clinics
Community Swimming Pools
Funeral Home
Cemetery
Commercial Recreation Facility
Wholesale Business
Farm Equipment Sales
Sale/Storage of Building Materials
Garage, Service Station
Garage, Body Shop
Automotive Sales
Vehicular Convenience Store
Courier/Commercial Mail Service

No building shall be erected or enlarged unless the requirements contained in the Schedule of District Regulations are met.

(Ord. 27-2000)

SECTION 2823: Large Scale Commercial (B-3).

The B-3 District is to encourage the establishment, in appropriate locations, of modern retail shopping centers, larger commercial concentrations, and automobile oriented commercial services, in order to serve the Village residential neighborhoods, where appropriate, regional trade. Such commercial centers should have convenient and integrated design, satisfactory ingress and egress, good interior circulation and parking, and should be conveniently accessible from the residential service areas and/or major traffic arteries. Uses in this district are conditioned upon Planning Commission review of the site plan and determination that the proposal is in the best interest of the community. See Section 2951 for further restrictions.

(Ord. 27-2000)

SECTION 2831: Light Manufacturing District (M-1).

The M-1 District is created to encourage the development of light manufacturing and wholesale business establishments which are clean, quiet, and free of hazardous or objectionable elements such as noise, odor, dust, smoke, or glare; operate entirely within enclosed structures; and generate limited industrial traffic. Research activities are encouraged. This district is further designed to act as a transitional use between heavy manufacturing uses and other less intense business and residential uses.

Permitted Uses

Business, Office Type

Conditional Uses

Commercial Recreational Facility

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Research Activities	Restaurants
Public Service Facility	Signs, Billboard
Essential Services	Printing & Publishing
Accessory Uses	Food Processing
Manufacturing, Light	Warehousing
All B-1 and B-2 Uses	Wholesale Business
	Adult Entertainment
	Automotive Repair
	Child Care Facilities

No building shall be erected or enlarged unless the requirements contained in the Schedule of District Regulations are met.
(Ord. 33-2007)

SECTION 2832: Heavy Manufacturing District (M-2).

The M-2 District is created to encourage the development of major manufacturing, processing, warehousing, and major research and testing operations. These activities require extensive community facilities, and reasonable access to arterial thoroughfares. They may have extensive open storage and service areas, and generate heavy traffic, but shall be prohibited if they create nuisances beyond the limitations established by the Planning Commission.

Permitted Uses

Light Manufacturing
Manufacturing
Sale & Storage of Building Material
Transport & Trucking Terminals
Wholesale & Warehousing Activities
Food Processing
Grain Elevators & Feed Mills
Essential Services
Accessory Uses
Public Service Facility
Manufacturing, Heavy

Conditional Uses

Sand and Gravel Extraction
Restaurants
Signs, Billboard
Mineral Extract., Storage & Processing
Auto Wrecking, Storage & Salvage
Business, Cottage

No building shall be erected or enlarged unless the requirements contained in the Schedule of District Regulations are met.
(Ord. 27-2000)

SECTION 2841: Open Space District (OS).

The purpose of the OS District is to provide for public and quasi-public uses, areas for recreation and conservation purposes, and areas suitable for non-commercial recreation.

Permitted Uses

Parks & Recreation
Essential Services
Conservation
Forestry

Conditional Uses

Business, Cottage
Public Service Facility
Public & Quasi-Public Buildings

(Ord. 27-2000)

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SECTION 2844: Specific Criteria for Conditional Uses.

Specific criteria for the conditional uses outlined in this section may be located in Section 2900.
(Ord. 27-2000)

SECTION 2845: The Official Schedule of District Regulations.

Zoning District	Color Code	Lot Size Minimum	Frontage Minimum	Dwelling Floor Area Minimum	Building Height Maximum	Front Yard Setback	Rear Yard Setback	Side Yard Setback
R-1 Large Lot Residential	Yellow	10,000 sq. ft.	70 ft.	1,200 sq. ft.	2 ½ stories / 35 ft.	35 ft.	35 ft.	10 ft. per side
R-2 Small Lot Residential	Pink	7,200 sq. ft.	60 ft.	864 sq. ft.	2 ½ stories / 35 ft.	35 ft.	35 ft.	10 ft. per side
R-3 Multi-Family Residential	Lilac	7,200 sq. ft.	60 ft.	624 sq. ft. ground floor 865 sq. ft. total floors	2 ½ stories / 35 ft.	35 ft.	35 ft.	10 ft. per side
B-1 Limited Business	Lt. Blue	Major Street 40,000 sq. ft. Minor Street 20,000 sq. ft.	Major Street 150 ft. Minor Street 100 ft.	N/A	45 ft.	35 ft.	35 ft.	25 ft. per side commercial 50 ft + 10 ft landscape residential
B-2 General Business	Dk. Blue	Major Street 40,000 sq. ft. Minor Street 20,000 sq. ft.	Major Street 150 ft. Minor Street 100 ft.	N/A	45 ft.	35 ft.	35 ft.	25 ft. per side commercial 50 ft + 10 ft landscape residential
B-3 Large Scale Commercial	White	2 acres	Major Street 150 ft. Minor Street 100 ft.	N/A	45 ft.	35 ft.	35 ft.	25 ft. per side commercial 50 ft + 10 ft landscape residential
M-1 Light Manufacturing	Purple	2 acres	200 ft.	N/A	N/A	35 ft.	25 ft 50 ft. residential	25 ft + 5 ft. per story
M-2 Heavy Manufacturing	Red	4 acres	300 ft.	N/A	N/A	35 ft.	25 ft 50 ft. residential	25 ft + 5 ft. per story
Open Space / Schools	Green	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Special	Brown	N/A	N/A	N/A	N/A	N/A	N/A	N/A