

HOPKINS TOWNSHIP, ALLEGAN COUNTY, MICHIGAN

AMENDMENT TO THE HOPKINS TOWNSHIP ZONING ORDINANCE - Ordinance No. 2022-17

Adopted: 8-8-2022

Effective: _____

AN ORDINANCE TO ADD SECTIONS 157.170-157.174 TO THE HOPKINS TOWNSHIP ZONING ORDINANCE, CREATING A NEW ZONING DISTRICT "C/I- COMMERCIAL/INDUSTRIAL MIXED-USE DISTRICT".

CERTIFICATE OF AUTHENTICITY

HOPKINS TOWNSHIP, ALLEGAN COUNTY, MICHIGAN, ORDAINS:

At a regular meeting of the Township Board for the Township of Hopkins, Allegan County, Michigan, held at the Township Hall on August 8, 2022, the following amendment to the Hopkins Township Zoning Ordinance was offered for adoption by Township Board Member B. Modreske and seconded by Township Board Member C. Wamhoff.

Upon roll call vote, the following voted aye:

Modreske

Morris

Alberda

Wamhoff

Evans

And the following voted nay:

Modreske

Morris

Alberda

Wamhoff

Evans

Motion

X

Passed

Failed

Eric Alberda, Hopkins Township Clerk

8-8-2022
Date

ARTICLE I. Add the following Sections to the Hopkins Township Zoning Ordinance To Read As Follows:

C/I: COMMERCIAL/INDUSTRIAL MIXED-USE DISTRICT

§ 157.170 DESCRIPTION AND PURPOSE.

This district is intended to allow for flexible use involving limited retailing and wholesaling of goods, warehousing facilities, trucking facilities and limited fabrication of goods while providing an aesthetically pleasing gateway to the Township along portions of the US 131 Corridor.

§ 157.171 DISTRICT ELIGIBILITY.

Parcels that are zoned either commercial or industrial and fall within the "GMUT" designation on the Hopkins Township Future Land Use Map are eligible to be considered for rezoning to C/I upon owner application. At such time that public infrastructure including public sewer and road pavement is in place to service the parcel, parcels zoned Agricultural and lie within the "GMUT" future land use designation shall be eligible for rezoning consideration to this district.

§ 157.172 PERMITTED USES.

Land or buildings in the C/I Mixed Use District may be used for the following, subject to the site plan development standards and requirements provided in §§ 157.315 through 157.332 of this chapter when conducted within a wholly enclosed building with no outdoor storage, sales or display of materials, components, or product:

- A. Amusement Enterprises when taking place indoors only.
- B. Billboards and signs subject to sign regulations herein.
- C. Bus stations or terminals
- D. Business or trade schools;
- E. Clinics – veterinarian, dental and medical
- F. Contractors' offices
- G. Crating and packing service;
- H. Distribution center
- I. Dry cleaning and laundry;
- J. Essential services;
- K. Exterminator services;
- L. Frozen food lockers;
- M. General Offices;
- N. Juke box and vending machine services and distribution;
- O. Laboratories – veterinarian, medical or dental;
- P. Locksmiths;
- Q. Machine shops;
- R. Office machines, sales and services;
- S. Parcel delivery stations;
- T. Printing and publishing including processes related thereto;
- U. Private gathering facilities such as lodges, club houses, or veterans' halls
- V. Professional studios for arts such as art, dancing, photography, music, and recording.
- W. Radio, TV, computer and similar electronics sales and repairs
- X. Resale shops including "auction houses"

- Y. Sign fabrication, design, painting and servicing shops
- Z. Taxidermists;
- AA. Warehousing and storage; both self-serve/mini warehousing and commercial
- BB. Wholesale sales
- CC. The manufacture, compounding, processing, packing or treatment of such products as candy, cosmetics, drugs, perfumes, pharmaceuticals, toiletries and food products except the rendering or refining of fats and oils;
- DD. The manufacture, compounding, assembly or treatment of articles from the following previously prepared materials: aluminum, bone, cellophane, canvas, cloth, cork, feathers, felt, fibers, fur, glass, hair, horn, leather, paint, paper, plastics, precious or semi-precious metals or stones, shell, rubber, tin, iron, steel, tobacco, wood and yarn;
- EE. The manufacture, only by electricity or gas, of pottery and figurines or other ceramic products, using only previously pulverized clay.

§ 157.173 USES PERMITTED BY SPECIAL LAND USE. Land or buildings in the C/I Mixed Use District may considered for the following uses, subject to the site plan development standards and requirements provided in § 157.315 through 157.332 of this chapter and consideration and approval of a Special Use Permit by the Hopkins Township Planning Commission subject to the requirements of § 157.345 through 157.350 herein:

- A. Automobile and other vehicle sales;
- B. Broadcasting and cellular or wireless communications towers;
- C. Contractors' yards
- D. Drive-in theaters
- E. Landing and take-off areas for rotocraft;
- F. Ornamental iron works and fence service;
- G. Any of the permitted uses within §157.172 above that include outdoor sales, display or storage of any materials, supplies or products as an accessory to the permitted use. Examples included but are not limited to outdoor storage of landscaping equipment or products, materials etc.

§ 157.174 DEVELOPMENT REQUIREMENTS.

Height, area and yard requirements in the C/I Zone are as follows:

- A. *Front yard.* There shall be a front setback of not less than 50 feet.
- B. *Side yard.*
 - 1. Where the side yard of a lot abuts the side or rear of a lot in the C-2, I-2 or C/I Zone, there shall be a side yard of not less than ten feet.
 - 2. In all other cases, there shall be a side yard of not less than 50 feet.

C. *Rear yard.*

1. Where the rear yard of a lot abuts the side or rear of a lot in the C-2, I-2 or C/I Zone, there shall be a rear yard of not less than twenty-five feet.
2. In all other cases, there shall be a rear yard of not less than 50 feet.

D. *Lot area.*

1. Where public sewer is available, the minimum lot area shall be 15,000 square feet and the minimum lot width shall be 100 feet.
2. Where public sewer is not available, the minimum lot area shall be 1 acre and the minimum lot width shall be 200 feet.

E. *Height.* The maximum height shall be three stories or 45 feet, whichever is lesser.

F. *Façade Requirements.*

1. *Applicability.* All newly constructed or altered buildings subject to site plan review shall be required to be constructed to the standards herein.
2. *Principal Buildings.* The front face and all areas facing public entry such as parking lots for customer/public use (as opposed to delivery or employee only entrances and service drives) of all principal buildings housing office space shall consist of not less than 75% glass, decorative glass, brick, block, masonry, stone, wood, or alternative decorative architectural features as approved by the Planning Commission. Warehousing or manufacturing buildings or areas of buildings shall incorporate not less than 25% of these same materials. Windows and decorative entry doors shall be given credit within this calculation.
3. *Accessory Buildings.* All accessory buildings must be located no closer to the front lot line than the rear face of the principal building. If not completely screened from the road by the principal building, accessory buildings shall incorporate not less than 25% of these same materials. Windows and decorative entry doors shall be given credit within this calculation.

G. *Landscaping.* Landscaping shall comply with all landscaping requirements of the Hopkins Township Zoning Ordinance.

H. *Screening requirements for outdoor storage.* Outdoor storage areas, where permitted by Special Use, shall be screened from surrounding properties as well as Rights of Way. The Planning Commission shall require a screening plan to be submitted by the applicant to effectively screen the area and all of its contents by a combination of solid fencing and appropriate landscaping.

I. *Parking Areas.* Bituminous pavement or concrete shall be required for all driveways, entrances and parking areas, except for designated outdoor (screened) storage areas. The Planning Commission shall have the right to waive this requirement if the applicant provides an environmentally friendly and dust free material such as permeable pavers or other alternative solution.

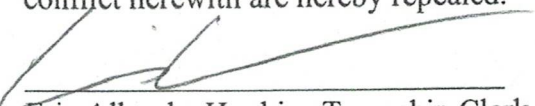
ARTICLE II. SEVERABILITY:

The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby and shall remain valid and in effect.

ARTICLE III. REPEAL AND EFFECTIVE DATE:

This Ordinance is ordered to take effect the eighth day following publication of notice of its adoption in accordance with the Michigan Public Act 110 of 2006 as amended. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Date: 8-8-22


Eric Alberda, Hopkins Township Clerk

Publication date: _____

Effective date: _____