

**CITY COUNCIL  
CITY OF GRAND HAVEN  
OTTAWA COUNTY, MICHIGAN**

Councilmember McLaughlin, supported by Councilmember Cummins, moved the adoption of the following Ordinance:

**ORDINANCE NO. 22- 5**

**AN ORDINANCE TO AMEND SECTION 40-402.01, SECTION 40-402.02, SECTION 40-408.02.C, SECTION 40-409.02, SECTION 40-410.02, SECTION 40-411.02.C, SECTION 40-411.02.E, SECTION 40-412.02, FIGURES 4-9, 4-10, 4-11, 4-13, 4-15A, AND 4-16 OF THE GRAND HAVEN ZONING ORDINANCE TO INCREASE LOT WIDTH, LOT AREA, AND SIDE YARD SETBACKS IN THE S, E, OT, NMU AND OS DISTRICTS AND TO REQUIRE A SPECIAL LAND USE PERMIT FOR TWO UNIT DWELLINGS IN THE E, OT, AND OS DISTRICTS.**

**THE CITY OF GRAND HAVEN ORDAINS:**

**Section 1. Table of Land Uses.** Section 40-402.01 of the Zoning Ordinance of the City of Grand Haven, is amended to replace “R” with “S” for Two-Unit Dwelling in the E, OT, and OS columns, thus requiring a special land use permit for that use in those districts.

**Section 2. Schedule of Regulations.** Section 40-402.02 of the Zoning Ordinance of the City of Grand Haven, is amended to require a minimum lot area of 5,900 sq. ft. in the S, E, and OT zoning districts, and a minimum lot area of 5,900 sq. ft. for 1 & 2 Units and 9,000 sq. ft. for Multi Units in the NMU zoning district. Section 40-402.02 is also amended to require a minimum lot width of 45 feet in the S, E, and OT zoning districts, and a minimum lot width of 45 feet for 1 & 2 Units and 100 feet for Multi Units in the NMU, Neighborhood Mixed Use zoning district. Section 40-402.02 is also amended to require a minimum side yard setback of 6, one side, 16 total in the OT, Old Town zoning district.

**Section 3. S District Site and Building Placement Standards.** Section 40-408.02.C of the Zoning Ordinance of the City of Grand Haven, is amended to require a minimum lot area of 5,900 sq. ft. and a minimum lot width of lesser of 45 feet or original plat dimensions in the S, Southside zoning district. Figure 4-9 is amended to reflect these changes.

**Section 4. E Districts Site and Building Placement Standards.** Section 40-409.02.C of the Zoning Ordinance of the City of Grand Haven, is amended to require a minimum lot area of 5,900 sq. ft. and a minimum lot width of lesser of 45 feet or original plat dimensions in the E, Easttown zoning district. Figure 4-10 is amended to reflect these changes.

**Section 5. OT Districts Site and Building Placement Standards.** Section 40-410.02.C of the Zoning Ordinance of the City of Grand Haven, is amended to require a minimum lot area of 5,900 sq. ft., a minimum

lot width of 45 feet, and a minimum side yard setback of 6 feet minimum for one side and 16 feet total of two sides in the OT, Old Town zoning district. Figure 4-11 is amended to reflect these changes.

**Section 6. NMU Districts Site and Building Placement Standards.** Section 40-411.02.C of the Zoning Ordinance of the City of Grand Haven, is amended to require a minimum lot area of 5,900 sq. ft. and a minimum lot width of 45 feet for on-family and two-unit dwellings in the NMU, Neighborhood Mixed Use zoning district. Section 40-411.02.E is amended to require a minimum lot area of 9,000 sq. ft. and a minimum lot width of 100 feet for multiple-family dwellings in the NMU, Neighborhood Mixed Use zoning district. Figure 4-13 and 4-15.A are amended to reflect these changes.

**Section 7. Two-Unit Dwellings in the E, OT and OS Districts.** Section 40-409.02, Section 40-410.02, and Section 40-412.02 of the Zoning Ordinance of the City of Grand Haven, are amended to require a special land use permit for Two-unit Dwelling in the E, Eastown District, OT, Old Town District, and OS, Office-Service District, instead of the use being permitted by right.

**Section 8. Effective Date. This Ordinance shall take effect 20 days after adoption.**

YEAS: Councilmember(s) McLaughlin, Fritz Lowe Cummins, McNally

NAYS: Councilmember(s) None

ABSTAIN: Councilmember(s) None

ABSENT: Councilmember(s) None

**APPROVED:** May 2, 2022

I certify that this ordinance was adopted at a meeting of the Grand Haven City Council held on May 2, 2022.

/s/ Kelly Beattie  
Kelly Beattie, City Clerk

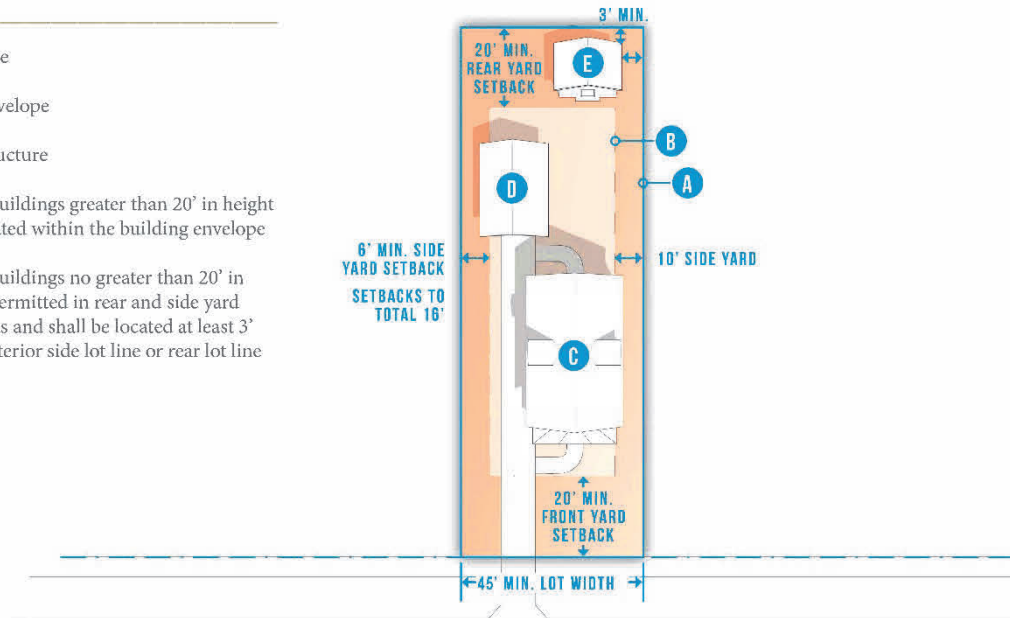
Introduced: April 25, 2022

Adopted: May 2, 2022

Published: May 6, 2022

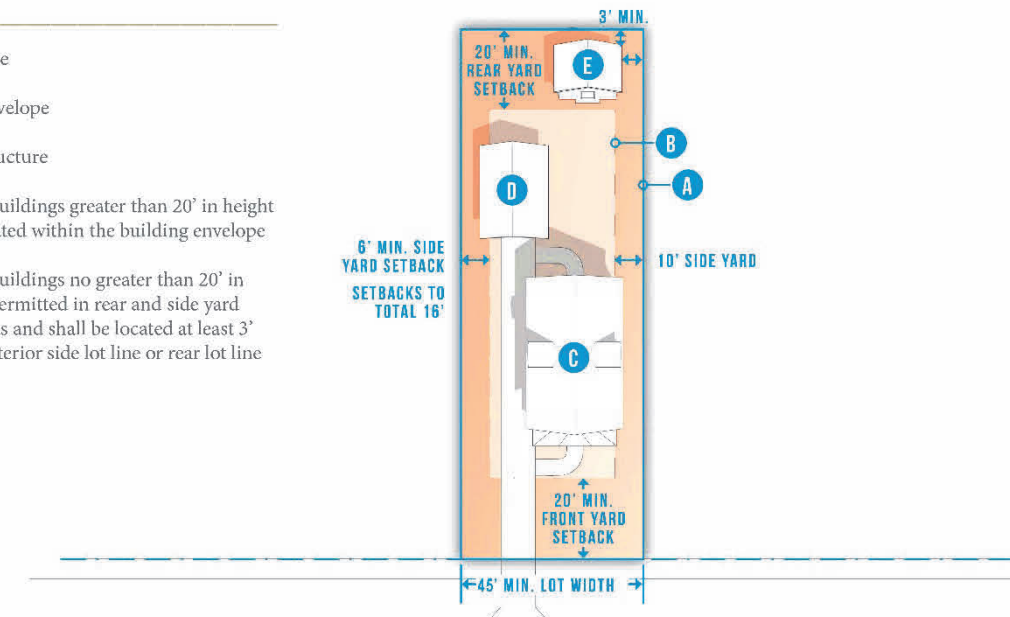
## FIGURE 4-9

- A** Property line
- B** Building envelope
- C** Primary structure
- D** Accessory buildings greater than 20' in height shall be located within the building envelope
- E** Accessory buildings no greater than 20' in height are permitted in rear and side yard setback areas and shall be located at least 3' from any interior side lot line or rear lot line



## FIGURE 4-10

- A** Property line
- B** Building envelope
- C** Primary structure
- D** Accessory buildings greater than 20' in height shall be located within the building envelope
- E** Accessory buildings no greater than 20' in height are permitted in rear and side yard setback areas and shall be located at least 3' from any interior side lot line or rear lot line

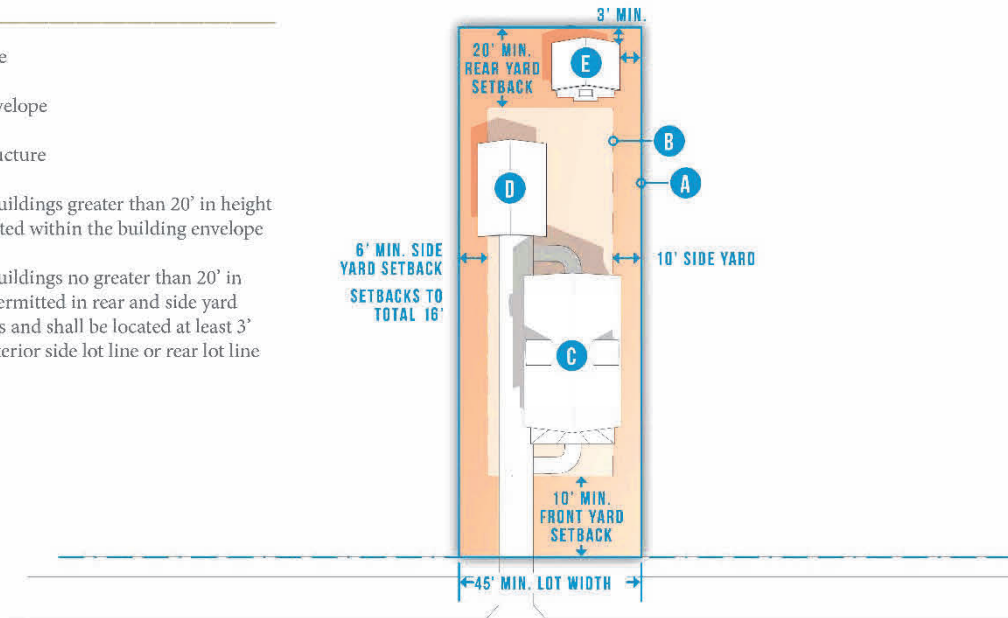


## OT. OLD TOWN SITE & BUILDING PLACEMENT

FIGURE 4-11

### KEY

- (A) Property line
- (B) Building envelope
- (C) Primary structure
- (D) Accessory buildings greater than 20' in height shall be located within the building envelope
- (E) Accessory buildings no greater than 20' in height are permitted in rear and side yard setback areas and shall be located at least 3' from any interior side lot line or rear lot line

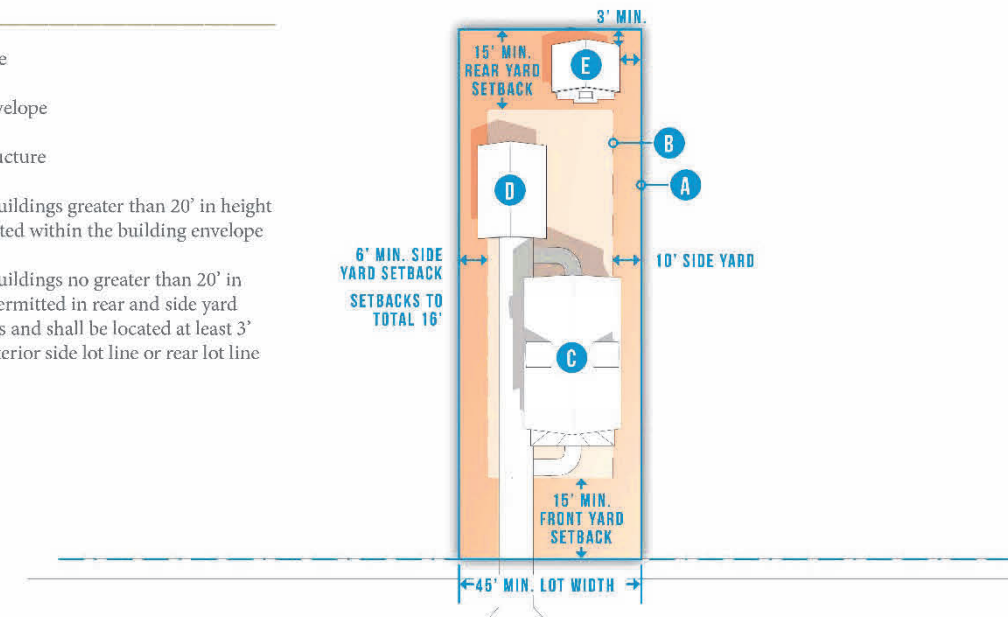


## NMU. SITE & BUILDING PLACEMENT FOR ONE-FAMILY AND TWO-UNIT DWELLINGS

FIGURE 4-13

### KEY

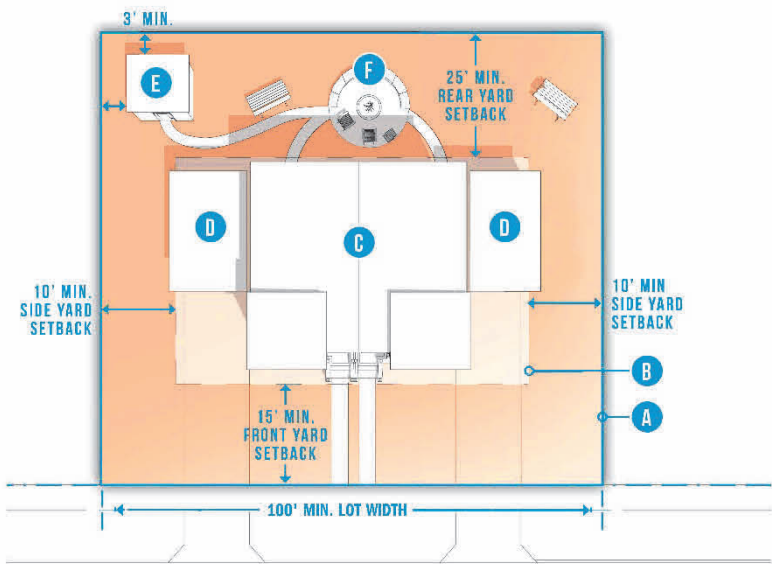
- (A) Property line
- (B) Building envelope
- (C) Primary structure
- (D) Accessory buildings greater than 20' in height shall be located within the building envelope
- (E) Accessory buildings no greater than 20' in height are permitted in rear and side yard setback areas and shall be located at least 3' from any interior side lot line or rear lot line



NMU. SITE & BUILDING PLACEMENT FOR MULTIPLE FAMILY DWELLINGS

FIGURE 4-15.A

- KEY
- (A) Property line
  - (B) Building envelope
  - (C) Primary structure
  - (D) Accessory buildings greater than 20' in height shall be located within the building envelope
  - (E) Accessory buildings no greater than 20' in height are permitted in rear and side yard setback areas and shall be located at least 3' from any interior side lot line or rear lot line
  - (F) Common open space - 100 sq.ft. per unit



OS. OFFICE-SERVICE SITE & BUILDING PLACEMENT

FIGURE 4-16

- KEY
- (A) Property line
  - (B) Building envelope
  - (C) Primary structure
  - (D) Accessory buildings greater than 20' in height shall be located within the building envelope
  - (E) Accessory buildings no greater than 20' in height are permitted in rear and side yard setback areas and shall be located at least 3' from any interior side lot line or rear lot line

