

ORDINANCE NO. 368

ZONING TEXT AMENDMENT ORDINANCE

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF SPRING LAKE VILLAGE, OTTAWA COUNTY, MICHIGAN CONCERNING: PROVIDE FOR SITE DESIGN FLEXIBILITY; RESTATE MAXIMUM BUILDING HEIGHT; ADD REFERENCE TO WATERFRONT SETBACKS IN RESIDENTIAL DISTRICTS; EXPAND BUILDING MATERIALS ALLOWED IN BOTH THE CENTRAL BUSINESS AND COMMUNITY COMMERCIAL DISTRICTS; LIMITING WINDOW SIGNAGE TO 25%; ALLOW DIGITAL MESSAGE CENTERS ON NON-CONFORMING PYLON SIGNS; ESTABLISHING SHORT TERM RENTALS AS A PERMITTED USE IN THE MULTIPLE FAMILY RESIDENTIAL DISTRICT; EXEMPTING SHORT TERM RENTALS FROM SITE PLAN REVIEW IN THE MULTIPLE FAMILY RESIDENTIAL DISTRICT; ESTABLISH REVOCATION PROCESS FOR SHORT TERM RENTALS; AND BY PROVIDING FOR AN EFFECTIVE DATE.

THE VILLAGE OF SPRING LAKE, COUNTY OF OTTAWA, STATE OF MICHIGAN, ORDAINS:

Section 1. District Regulations – Single Family Residential (SFR) – Maximum Building Height. Section 390-57.C of the Spring Lake Village Zoning Ordinance shall further clarify the requirement of Figure 7.1 (the rest of Section 390-57.C as currently stated shall remain in its entirety).

Maximum Building Height	35 feet or 2.5 stories, whichever is less
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Section 2. District Regulations – Single Family Residential (SFR) – Minimum Setbacks. The following addition shall be made to Section 390-57.C of the Spring Lake Village Zoning Ordinance to further clarify the requirement of Figure 7.1 (the rest of Section 390-57.C as currently stated shall remain in its entirety).

Minimum Setbacks*	* Waterfront properties shall be subject to setbacks as defined in Section 390-26.C
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Section 3. District Regulations – Multiple Family Residential (MFR) – Permitted Uses. The following addition shall be made to Section 390-59.A of the Spring Lake Village Zoning Ordinance (the rest of Section 390-59.A as currently stated shall remain in its entirety).

8. Short Term Rentals

Section 4. District Regulations – Multiple Family Residential (MFR) – Minimum Setbacks. The following addition shall be made to Section 390-59.C of the Spring Lake Village Zoning Ordinance to further clarify the requirement of Figure 8.1 (the rest of Section 390-59.C as currently stated shall remain in its entirety).

Minimum Setbacks*	* Waterfront properties shall be subject to setbacks as defined in Section 390-26.C
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Section 5. District Regulations – Community Commercial District – Design Standards. The following addition shall be made to Section 390-62.C.5 of the Spring Lake Village Zoning Ordinance (the rest of Section 390-62.5 as currently stated shall remain in its entirety).

- f. High quality vertical siding materials when approved by the Planning Commission.

Section 6. District Regulations – Community Commercial District – Design Standards. Section 390-62.C.7 of the Spring Lake Village Zoning Ordinance shall be restated in its entirety.

7. In no case shall cinder blocks or sheet metal be considered an acceptable building cover.

Section 7. District Regulations – Central Business District – Design Standards. The following addition shall be made to Section 390-71.K of the Spring Lake Village Zoning Ordinance (the rest of Section 390-7.K as currently stated shall remain in its entirety).

6. High quality vertical siding materials when approved by the Planning Commission.

Section 8. District Regulations – Central Business District – Design Standards. Section 390-71.M of the Spring Lake Village Zoning Ordinance shall be restated in its entirety.

- M. In no case shall cinder blocks or sheet metal be considered an acceptable building cover.

Section 9. Signs – Electronic Message Boards. Section 390-105.B.2 of the Spring Lake Village Zoning Ordinance shall be restated in its entirety.

2. Electronic message boards are only permitted on monument, wall, or legally non-conforming pylon signs, subject to the following standards:
 - a. For monument signs, up to 50% of the permitted area of the monument sign may consist of an electronic message board.
 - b. For wall signs, any amount of the permitted area of the wall sign may consist of an electronic message board.
 - c. For legally non-conforming pylon signs, up to 32 square feet or 50% of the sign area, whichever is less, may consist of an electronic message board.

Section 10. Signs – Window Signs. The following addition shall be made to Section 390-106 of the Spring Lake Village Zoning Ordinance (the rest of Section 390-106 as currently stated shall remain in its entirety).

- E. Window Signs

1. The total area of all window signs on any side of a building shall not cover more than twenty-five (25%) percent of the window area.

Section 11. Site Plan Review – Exceptions. The following addition shall be made to Section 390-122.A of the Spring Lake Village Zoning Ordinance (the rest of Section 390-122.A as currently stated shall remain in its entirety).

4. Short Term Rentals in the Multiple Family Residential (MFR) zoning district.

Section 12. Site Plan Review – Planning Commission Review and Action. The following addition shall be made to Section 390-125 of the Spring Lake Village Zoning Ordinance (the rest of Section 390-125 as currently stated shall remain in its entirety).

- D. The Planning Commission may waive any site design requirements of Section 390-124 for low-impact projects if compliance with a requirement would create an undue burden for the applicant.

Section 13. Special Land Uses – Short Term Rentals. The following addition shall be made to Section 390-137.32 of the Spring Lake Village Zoning Ordinance (the rest of Section 390-137.32 as currently stated shall remain in its entirety).

- G. If the conditions of approval for a short term rental permit are not satisfied, the Village shall send written notification to the owner, explaining the alleged violations. If the alleged violations are not promptly resolved, the Village may schedule a public hearing before the Planning Commission pursuant to Section 390-136.

Section 14. Effective Date. This amendment to the Spring Lake Village Zoning Ordinance was approved and adopted by the Village Council of Spring Lake Village, Ottawa County, Michigan on June 14, 2021, after a public hearing as required pursuant to Michigan Act 110 of 2006, as amended. This Ordinance shall be effective on July 4, 2021, which date is the eighth day after publication of a Notice of Adoption and Posting of the Zoning Text Amendment Ordinance in the *Grand Haven Tribune*, 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 Powers, Village President

Marvin Hinga, Village Clerk

CERTIFICATE

I, Marvin Hinga, the Clerk for Spring Lake Village, Ottawa County, Michigan, do hereby certify that the foregoing Spring Lake Village Ordinance was adopted at a regular meeting of the Village Council held on June 14, 2021. The following members of the Village Council were present at that meeting: Powers, TePastte, Duer, Hanks, Miller, VanStrate, Petrus. The following members of the Village Council were absent: none. The Ordinance was adopted by the Village Council with members of the Council Powers, TePastte, Duer, Hanks, Miller, VanStrate, Petrus voting in favor and no members of the Council voting in opposition. Notice of Adoption of the Ordinance was published in the *Grand Haven Tribune* on June 26, 2021.

Marvin Hinga, Clerk
Village of Spring Lake