

Downtown Zoning Ordinance

DOWNTOWN ZONING ORDINANCE CITY OF HUDSONVILLE, MICHIGAN



Image 1. Cover Page of the new Downtown Zoning Ordinance

ARTICLE 6 BUILDING TYPE STANDARDS

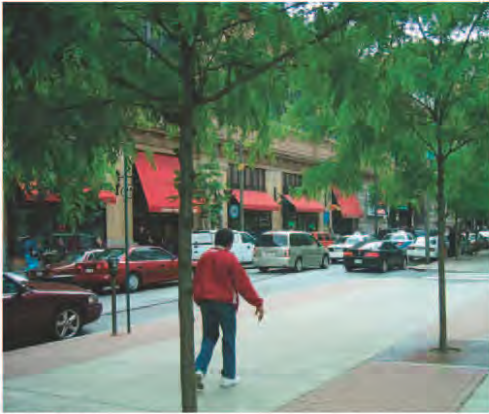


IMAGE 6.1



IMAGE 6.2



IMAGE 6.3

Section 6.01 Purpose and Intent

- A. *Relationship to Architectural Design Elements Portfolio.* The Building Type Standards in this Article are intrinsically based on the previously adopted Architectural Design Elements Portfolio (ADEP). This Article replaces the ADEP.
- B. *Applicability to Existing Development.* Refer to Table 1.1 Applicability Matrix for application of this Article to existing development.
- C. *Purpose.* Allowable Building Types for Downtown Hudsonville are described and illustrated in this Article. Regulations for proper site placement, massing and composition, appropriate Private Frontage Type, specific building dimensional heights, and other minimum standards are within the text, illustrations and images provided for each Building Type.
- D. *Overview.* West Michigan's small towns have a rich architectural heritage that has created a collection of places that are distinct and remarkable for their diversity and unique regional character. While the architecture of the buildings varies from town to town, a common architectural language was shared by the region's traditional builders, which has resulted in the unique character and quality of neighborhoods, public spaces, parks, and downtown streets.

It is the intent, through the use of the Building Type Standards, to aid in creating places that are based in this rich architectural heritage. Places that tell us where we are and who we are. This Article is intended to provide the City of Hudsonville with the ability to define its new architecture which will result in neighborhoods, shopping districts, streetscapes and buildings that are timeless, classic and built for today as well as for generations to come.

The purpose of the Building Type Standards is to rekindle an appreciation for an architectural and building tradition that is rarely practiced today. Re-establishing the vernacular building tradition that has led to the rich architectural tradition will facilitate the development of an endearing and enduring place. As part of this Article, we are not only building on the traditional realm of architecture, but also embracing the contemporary spirit of architecture so that all ranges of buildings can become part of the new heritage of the City of Hudsonville.

During a series of visioning sessions, the citizens of Hudsonville indicated what they desired their city to look like in the future and this included, in no small part, the architecture and buildings that define the city and streetscapes. The citizens almost universally desired an architecture that had a human scale and was based in

Image 2. Over 300 photographs of precedent examples and existing conditions are included in the Ordinance that help to convey requirements of many of the built forms contained within the code.

ARTICLE 6 BUILDING TYPE STANDARDS TWO-FAMILY BUILDING TYPE

TABLE 6.7 LOT SIZES and LOT COVERAGE PER DISTRICT
Two-family House Building Type

	HUD 7: Central Business District		HUD 6: Mixed-Use A District		HUD 5: Town Neighborhood Center A District	
	MINIMUM	MAXIMUM	MINIMUM	MAXIMUM	MINIMUM	MAXIMUM
LOT WIDTH	Prohibited	Prohibited	44 feet	80 feet	44 feet	90 feet
LOT AREA	Prohibited	Prohibited	4,400 sq. ft.	12,000 sq. ft.	4,400 sq. ft.	15,000 sq. ft.
BUILDING LOT COVERAGE	Prohibited	Prohibited	30%	50%	30%	50%

Two-family House Building Type is Prohibited in HUD 7 Central Business District

2. *Setbacks and Build-to-Zones.*
- Front: Required fifteen (15) to thirty (30) foot build-to-zone.
 - Rear: Minimum ten (10) foot setback.
 - Interior Side: Minimum eight (8) foot setback.
 - Corner side: required ten (10) to fifteen (15) foot build-to-zone.

ILLUSTRATION 6.68
SITE DISPOSITION TWO-FAMILY HOUSE BUILDING TYPE

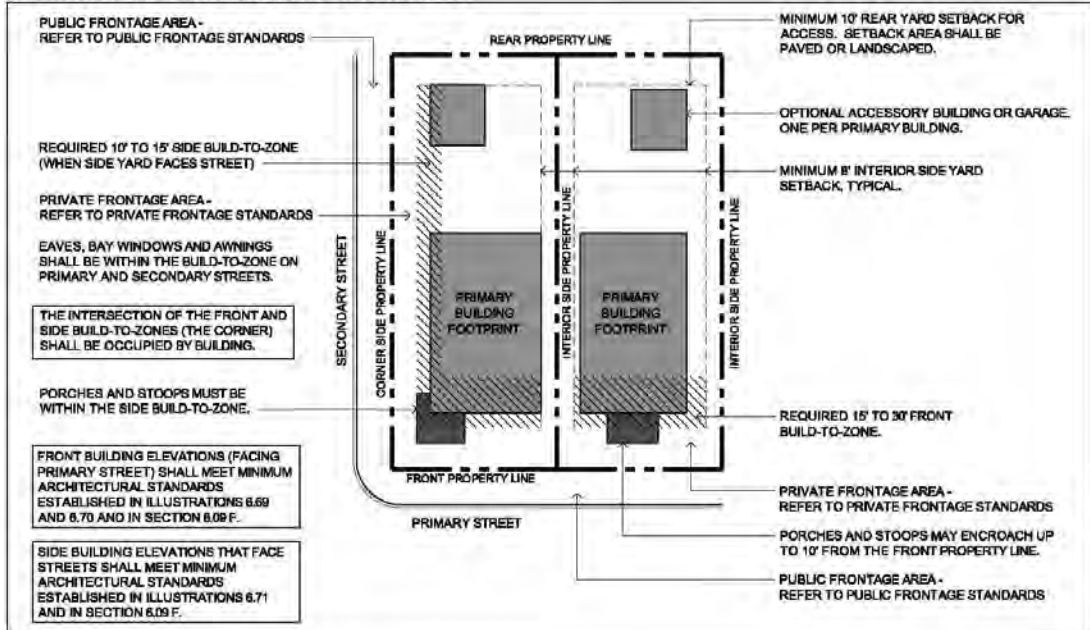


Image 3. More than 220 illustrations are included in the Ordinance to define the zoning requirements that work in conjunction with the text

ARTICLE 5 DISTRICT STANDARDS

Section 5.04 HUD 5: Town Neighborhood Center A District

A. *General Character.* The Town / Neighborhood Center District has a greater mix of residential within the urban fabric than the Central Business District and the Mixed-Use A District. Retail is typically confined to certain corner locations, main streets or near the edges of this District as it abuts the more intense Districts (The Central Business District and the Mixed-Use A District). Mixed-use is typically accomplished with the Cottage Retail and Live-Work Building Types, although all retail oriented Building Types can be found in this District, including the Mixed-Use Type. This District allows for a wide range of residential building types, including apartments, rowhouses and the single-family detached cottage house. Setbacks and build-to-zones are more varied, while street trees are more informally arranged and in greater varieties. Natural features become more evident, as part of the urban fabric. Features of the Town / Neighborhood Center District include:

1. Mix of retail and residential, including rowhouses, small apartment buildings, and some detached single family homes;
2. Restricted and less intense commercial and office activity;
3. Balance between attached and detached buildings;
4. Balance between landscape and buildings; and
5. Medium pedestrian activity.

B. *Intent.* The regulations of this District are intended to create a substantial and diverse mix of most of the Building Types allowed within this Ordinance. Retail is intended to be concentrated in enclaves which complement the more intense adjacent districts. Generally, retail is confined to smaller, more residentially scaled building types and is intended as neighborhood oriented retail and personal service uses. This district, maintains a medium intensity of development. Specific objectives include:

1. To reinforce and enhance a compact development pattern;
2. To accommodate and promote mixed-use districts;
3. To provide a complimentary mix of residential building types;
4. To create and reinforce a unique, small town character for the City;
5. To express the community's special commitment to the visual quality of near-downtown Districts by establishing the minimum criteria for building design while promoting amenities necessary to attract business, residents and visitors;
6. To create an aesthetically pleasing entrance into downtown;
7. To provide a smooth development pattern transition from downtown to adjacent districts; and

8. To establish clear development requirements in order to provide quick, equitable and efficient responses to typical development proposals.

C. *District Components.* Each District is composed of elements which help to define the public realm of the District. These elements include Building Types, Private Frontage Types, Public Frontage Types and Public Open Space Types and are specific to each District. Building Types and Private Frontage Types that are appropriate in the HUD 7 (Mixed-Use A) District are indicated in Table 5.3. Public Frontage Types and Public Open Space Types are indicated on the Regulating Plans in Article 4. The Private Frontage Types in Article 7 shall be combined with specific Building Types to create frontages for buildings. The Building Types in Article 6 will indicate lot sizes, lot placement, access requirements, story height and architectural standards for specific types. Refer to Table 5.3.

TABLE 5.3 DISTRICT STANDARDS FOR HUD 5: TOWN / NEIGHBORHOOD CENTER A

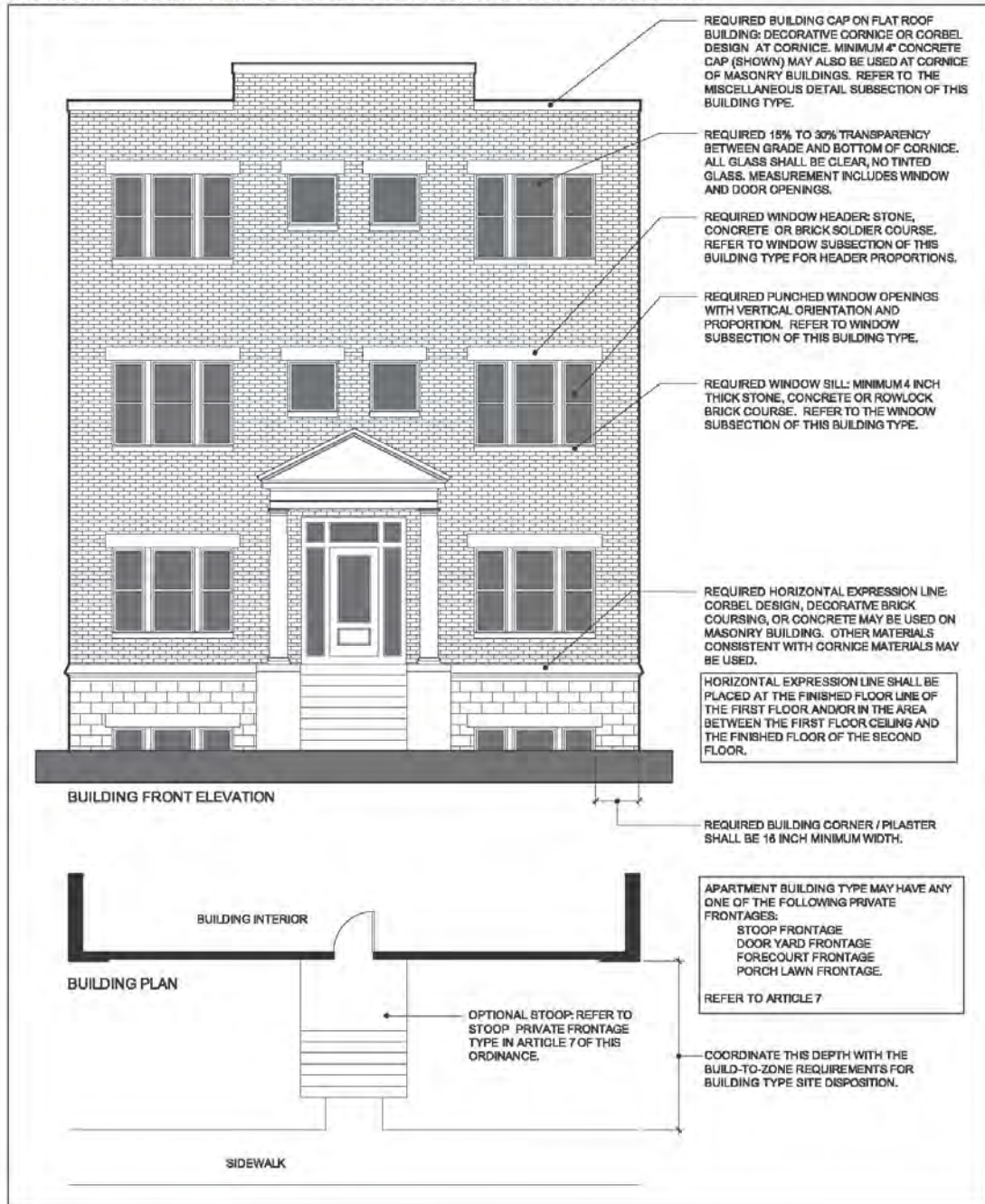
District Elements	Applicability to District
The following Building Types are allowed in the HUD 5 District (REFER TO ARTICLE 6)	
Hudsonville Mixed-Use	By Special Use Permit
Hudsonville Retail	By Right
Hudsonville Cottage Retail	By Right
Hudsonville Live-Work	By Right
Hudsonville Apartment	By Right
Hudsonville Rowhouse	By Right
Hudsonville Two-Family House	By Right
Hudsonville Cottage House	By Right
Hudsonville Accessory Dwelling Unit	By Special Use Permit
Hudsonville Industrial Shop	By Special Use Permit
The following Private Frontage Types are allowed in the HUD 5 District (REFER TO ARTICLE 7)	
Storefront Frontage	By Right
Arcade Frontage	By Special Use Permit
Balcony Frontage	By Right
Shopfront Frontage	By Right
Door Yard Frontage	By Right
Stoop Frontage	By Right
Forecourt Frontage	By Right
Porch Lawn Frontage	By Right

By Right -Type is allowed by right in the District.
By Special Use Permit - Requires Planning Commission approval.
All types which are not listed are prohibited in this District.

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ARTICLE 6 BUILDING TYPE STANDARDS APARTMENT BUILDING TYPE

ILLUSTRATION 6.49 MINIMUM ARCHITECTURAL STANDARDS:
FRONT ELEVATION MASONRY APARTMENT BUILDING TYPE WITH STOOP FRONTAGE OPTION AND FLAT ROOF



6-94

CITY OF HUDSONVILLE DOWNTOWN ZONING ORDINANCE
BUILDING TYPE STANDARDS

Image 5. Ten (10) unique building types are defined in the Ordinance. Elevation drawings are provided to depict the design elements of each.

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ARTICLE 18 APPLICATION AND REVIEW PROCEDURES

ILLUSTRATION 18.1
SITE PLAN APPROVAL PROCESS

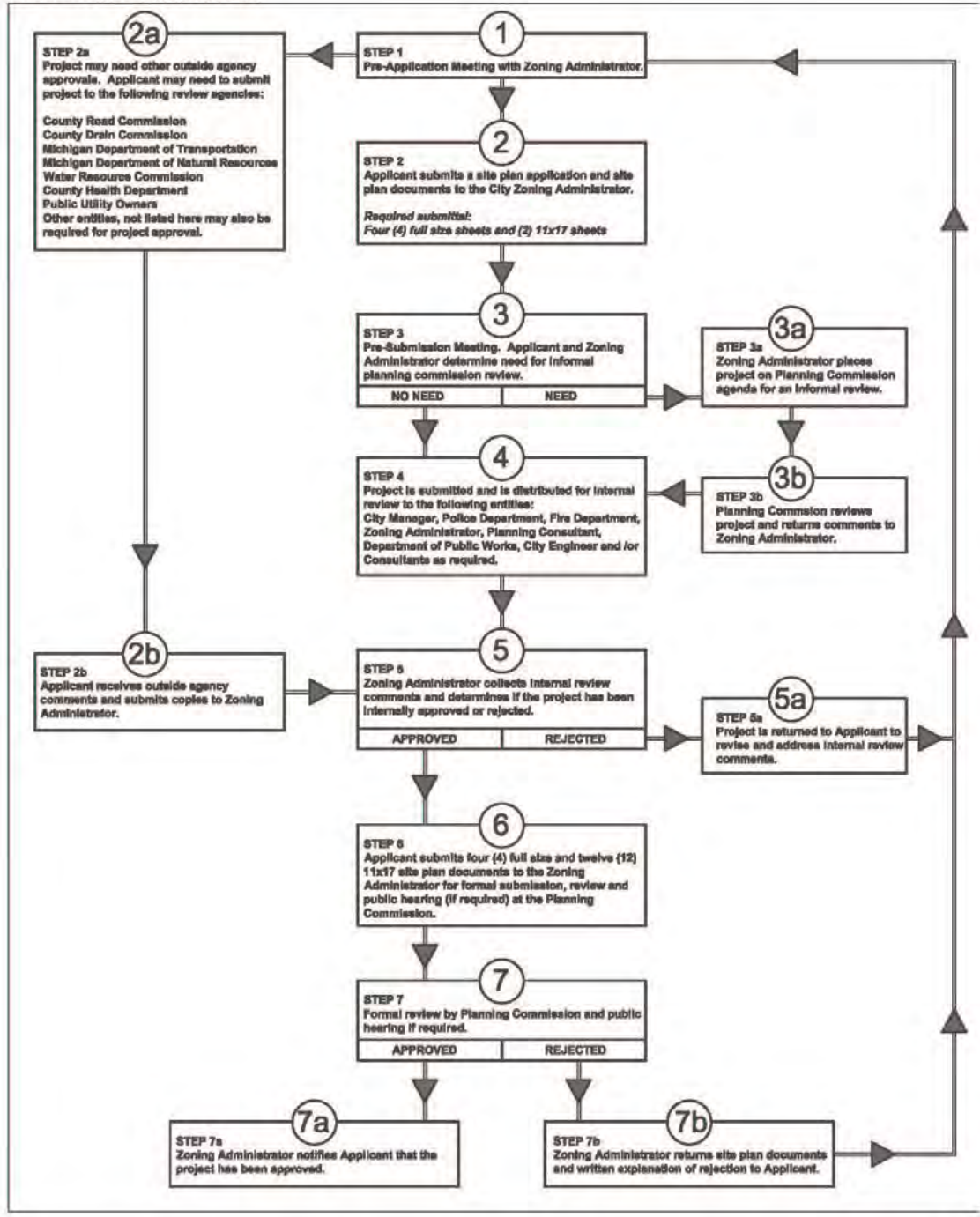


Image 6. Multiple flow charts are provided through-out the Ordinance to clearly define the processes for application submittals and approval

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ARTICLE 3 USE STANDARDS

Section 3.01 Purpose and Intent

The purpose of the Use Standards referenced in this Article is to establish uses within a Building Type relative to the District in which the Building Type is located. In this Article, use is categorized into General Use Types and Specific Use Types. General Use Types will typically convey broad use categories while Specific Use Types will indicate distinct uses within each of the General Use Categories.

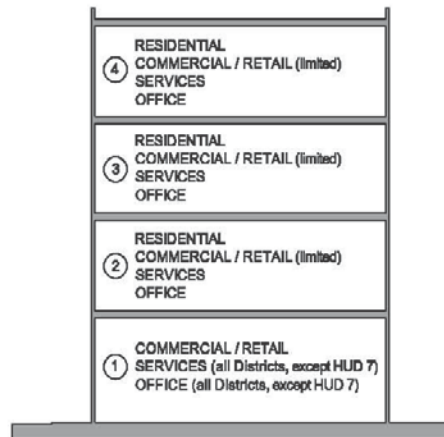
Specific Use Types are subcategories of General Use Types. These General Use Types are categorized as follows:

- A. Residential and Lodging.
- B. Commercial and Retail.
- C. Services, Office and Public/Civic/Institutional.
- D. Industrial/Manufacturing/Transportation/Utilities and Agriculture.

This Ordinance recognizes uses as a key component in the composition of the establishment of a vibrant city as well as a component of a pedestrian-scaled development pattern consistent with the Hudsonville Downtown Master Plan. Uses, while being a component, are only a single component in the creation of a city, and are therefore referenced as a component, rather than as a regulating feature (as they have been previously utilized in conventional zoning).

Uses, when placed properly, can contribute to the economic vitality of the City, therefore it is the purpose of this Article to ensure compatibility with neighboring Districts and properties and to guard against incompatible use.

ILLUSTRATION 3.1 GENERAL FUNCTION AND USE: HUDSONVILLE MIXED-USE BUILDING TYPE



1. Refer to Specific Use and Function Tables for specific uses which are "by right", "by permit" or "prohibited" within each general use category indicated in the above diagram. These tables will indicate specific uses that can be cross referenced to the general uses for each District.
2. General use categories indicated as "limited" shall mean that all specific uses in one general use category may not be allowed within building type and floor.
3. Building design must adhere to Building Type Standards in this Ordinance and is not dependent on use.
4. Building siting must adhere to Building Type Standards and District Standards and is not dependent on use.

Table 3.1 SPECIFIC FUNCTION AND USE: Residential and Lodging

Use Category / Specific Use		Urban Mixed-Use Districts					
		HUD 7 Central Business District		HUD 6 Mixed-Use A District		HUD 5 Town / Neighborhood Center District	
		Ground Floor / Street Level	Above Ground Floor / Upper Level(s)	Ground Floor / Street Level	Above Ground Floor / Upper Level(s)	Ground Floor / Street Level	Above Ground Floor / Upper Level(s)
RESIDENTIAL							
Household Living	Dwelling, Household Living	Prohibited	By Right	By Permit	By Right	By Right	By Right
	Dwelling, Mobile Home	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited
	Dwelling, In-home Family Daycare	Prohibited	By Permit	By Permit	By Right	By Right	By Right
	Dwelling, Accessory	Prohibited	Prohibited	Prohibited	Prohibited	By Right	By Right
	Dwelling, Home Occupation	Prohibited	By Right	By Permit	By Right	By Right	By Right
Group Living	All Group Living	Prohibited	Prohibited	Prohibited	By Right	By Right	By Right
LODGING							
Hospitality	Lodging, Extended Stay	Prohibited	Prohibited	Prohibited	By Permit	Prohibited	By Right
	Lodging, Short term (Hotel - no room limit)	Prohibited	Prohibited	Prohibited	By Right	By Right	By Right
	Lodging, Short term (Inn - up to 12 rooms)	Prohibited	Prohibited	Prohibited	By Right	By Right	By Right
	Lodging, Short term (Bed & Breakfast up to 5 rooms)	Prohibited	Prohibited	Prohibited	Prohibited	By Right	By Right
	Lodging, Short term (Youth hostel)	Prohibited	Prohibited	Prohibited	Prohibited	By Right	By Right

** Refer to District Standards for more specific use requirements.
 --- Not applicable

Image 7. Use Standards are provided in two different ways. First as a *General Use* on a per building type basis, and then by *Specific Use* that are relative to the applicable district.

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ARTICLE 9 LANDSCAPE COMPONENTS AND STANDARDS

Table 9.1 LANDSCAPE COMPONENTS: Canopy Street Trees

This table shows common types of canopy street tree shapes and their appropriateness within each District.

		Urban Mixed-Use Districts			
Horticultural Name	Common Name	HUD 7	HUD 6	HUD 5	
		Central Business District	Mixed-Use W District	Town / Neighborhood Center A District	
Oval Canopy Shape	<i>Acer x freemanii</i>	Freeman Maple	■	■	■
	<i>Acer pseudoplatanus</i>	Sycamore Maple	■	■	■
	<i>Acer saccharum</i>	Sugar Maple**	■	■	■
	<i>Carpinus betulus</i>	European Hornbeam	■	■	■
	<i>Gleditsia triacanthos inermis</i>	Common Honeylocust**	■	■	■
	<i>Gymnocladus dioica</i>	Kentucky Coffee Tree**	■	■	■
	<i>Linodendron tulipifera</i>	Tulip Tree**	■	■	■
	<i>Ostrya virginiana</i>	American Hophornbeam**	■	■	■
	<i>Prunus serotina</i>	Black Cherry**	■	■	■
	<i>Quercus muehlenbergii</i>	Chinkapin Oak**	■	■	■
	<i>Quercus shumardii</i>	Shumard Oak	■	■	■
<i>Tilia cordata</i>	Little-leaf Linden	■	■	■	
<i>Tilia tomentosa</i>	Silver Linden	■	■	■	
Ball / Round Canopy Shape	<i>Acer buergerianum</i>	Trident Maple	■	■	■
	<i>Acer platanoides</i>	Norway Maple	■	■	■
	<i>Acer rubrum</i>	Red Maple**	■	■	■
	<i>Aesculus hippocastanum</i>	Horse Chestnut	■	■	■
	<i>Eucommia ulmoides</i>	Hardy Rubber Tree	■	■	■
	<i>Juglans nigra</i>	Black Walnut**	■	■	■
	<i>Quercus bicolor</i>	Swamp White Oak**	■	■	■
	<i>Quercus macrocarpa</i>	Bur Oak**	■	■	■
	<i>Quercus rubra</i>	Red Oak**	■	■	■
	<i>Quercus velutina</i>	Black Oak**	■	■	■
<i>Sophora japonica</i>	Scholar Tree	■	■	■	
Pyramid Canopy Shape	<i>Corylus colurna</i>	Turkish Filbert	■	■	■
	<i>Fagus grandifolia</i>	American Beech**	■	■	■
	<i>Ginkgo biloba</i>	Ginkgo (MALE TREE ONLY)	■	■	■
	<i>Liquidambar styraciflua</i>	Sweetgum	■	■	■
	<i>Nyssa sylvatica</i>	Tupelo or Blackgum**	■	■	■
	<i>Platanus x acerifolia</i>	London Planetree	■	■	■
	<i>Pyrus calleryana</i>	Callery Pear	■	■	■
	<i>Quercus alba</i>	White Oak**	■	■	■
<i>Tilia americana</i>	American Linden**	■	■	■	
Umbrella Canopy Shape	<i>Castanea mollissima</i>	Chinese Chestnut	■	■	■
	<i>Prunus sargentii</i>	Sargent Cherry	■	■	■
	<i>Quercus ellipsoidalis</i>	Northern Pin Oak or Hill's Oak	■	■	■
Vase Canopy Shape	<i>Celtis occidentalis</i>	Common Hackberry**	■	■	■
	<i>Cladrastis ketukea</i>	American Yellowwood	■	■	■
	<i>Phellodendron amurense</i>	Amur Corktree	■	■	■
	ELM HYBRIDS:		ELM HYBRIDS:		
	<i>Ulmus x 'accolade'</i>	"Accolade" Elm	■	■	■
	<i>Ulmus x 'commendation'</i>	"Commendation" Elm	■	■	■
	<i>Ulmus x 'frontier'</i>	"Frontier" Elm	■	■	■
	<i>Ulmus x 'homestead'</i>	"Homestead" Elm	■	■	■
	<i>Ulmus x 'new horizon'</i>	"New Horizon" Elm	■	■	■
	<i>Ulmus x 'triumph'</i>	"Triumph" Elm	■	■	■
	ELM CULTIVARS:		ELM CULTIVARS:		
	<i>U. americana 'Jefferson'</i>	"Jefferson" American Elm	■	■	■
	<i>U. americana 'Princeton'</i>	"Princeton" American Elm	■	■	■
<i>U. americana 'Valley Forge'</i>	"Valley Forge" Elm	■	■	■	
<i>Ulmus parvifolia</i>	Lacebark Elm / Chinese elm	■	■	■	
<i>Zelkova serrata</i>	Japanese Zelkova	■	■	■	

■ Denotes that tree is allowed in District

** Denotes that tree is native

Image 8. Landscaping requirements are calibrated for each district.

ARTICLE 17 SPECIAL USES

Section 17.18 Wind Energy

Wind Energy shall meet all the requirements of this Section and the requirements listed in Section 17.06.

For definitions pertaining to this Section refer to Wind Energy definitions in Article 21.

A. *Purpose and Intent.* The purpose of this Section is to establish guidelines for siting Wind Energy Turbines (WETs), including the following:

1. To promote the safe, effective, and efficient use of a WET in order to reduce the consumption of fossil fuels in producing electricity.
2. Preserve and protect public health, safety, welfare, and quality of life by minimizing the potential adverse impacts of a WET.
3. To establish standards and procedures by which the siting, design, engineering, installation, operation, and maintenance of a WET shall be governed.

B. *Wind Energy Turbines as addressed in this Section include:*

1. Small Structure-Mounted Wind Energy Turbine (SSMWET). Refer to Images 17.1, 17.2 and 17.3.
2. Small Tower-Mounted Wind Energy Turbine (STMWET). Refer to Image 17.4.
3. Medium Wind Energy Turbine (MWET). Refer to Images 17.5 and 17.6.

C. *Applicability.* This Section applies to all WETs proposed to be constructed after the effective date of this Ordinance.

Exception: All WETs constructed prior to the effective date of this Ordinance shall not be required to meet the requirements of this Ordinance; however, any physical modification to an existing WET that materially alters the size, type, equipment or location shall require a permit under this Ordinance

D. *Temporary Uses.* Anemometers are permitted in all Districts as a temporary use, in compliance with the provisions contained herein, and the applicable WET regulations.

1. The construction, installation, or modification of an anemometer tower shall require a building permit and shall conform to all applicable local, state, and federal applicable safety, construction, environmental, electrical, communications, and FAA requirements.
2. An anemometer shall be subject to the minimum requirements for height, setback, separation; location, safety requirements, and decommissioning that correspond to the size of the WET that is proposed to be constructed on the site.



IMAGE 17.1

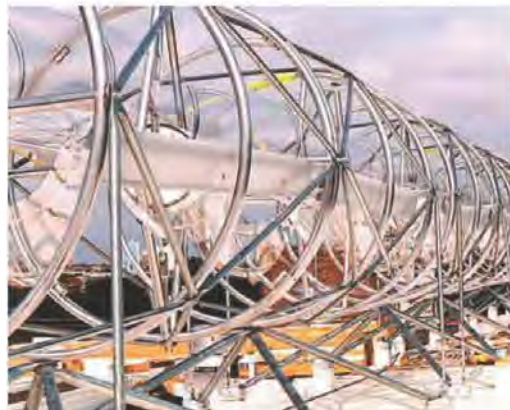


IMAGE 17.2



IMAGE 17.3

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Image 10. These images illustrate the high-level of public involvement and collaboration during development of the downtown area plans