

## NOTICE OF POSTING OF A PROPOSED ZONING TEXT AND MAP AMENDMENT ORDINANCE

PLEASE TAKE NOTICE that a Jamestown Charter Township Text and Map Amendment Ordinance had its first reading at a meeting of the Jamestown Charter Township Board held on May 20, 2024 and is scheduled for a second reading on June 17, 2024.

The Zoning Text and Map Amendment Ordinance to the Jamestown Charter Township Zoning Ordinance will amend Section 3.2J – Accessory Buildings, Structures, and Uses by increasing the eave height to sixteen feet within all districts for accessory buildings as well as requiring the roof pitch to not exceed that of the principal building; amend Chapter 4 – Zoning Districts by adding the Village of Jamestown Overlay District and the Forest Grove Overlay District; amend Section 15.6E – Landscaping and Overall Site Design by requiring raised or rolled concrete curbing throughout parking lot and paved areas. In addition, the Ordinance will add Chapter 16 – Village of Jamestown Overlay District to establish a Purpose subsection, which outlines the basis on which the regulations are created; will establish an Applicability subsection, which addresses the underlying zoning district and when the standards within the Village of Jamestown Overlay District or the underlying zoning district control; will establish a Residential Developments subsection, which addresses design elements including density, open space, setbacks, pedestrian pathways, and parks or similar spaces for any Planned Development, Open Space Preservation Project, Plat, Condominium, or Site Condominium depending on its location in the Overlay District and; will establish a Commercial Developments subsection, which addresses design elements for commercial uses including setbacks, landscaping, outdoor public amenity, building height bonus, uses, signage, parking, and façade. Further, the Ordinance will add Chapter 16A – Forest Grove Overlay District to establish a Purpose subsection, which outlines the basis on which the regulations are created; will establish an Applicability subsection, which addresses the underlying zoning district and when the standards within the Forest Grove Overlay District or the underlying zoning district control; will establish a Residential Developments subsection, which addresses design elements including density, open space, clustering of parcels, pedestrian pathways, and the location of residential accessory buildings and; will establish a Commercial Developments subsection, which addresses design elements for commercial uses including setbacks, landscaping, signage, parking, and façade. Further, the Ordinance will amend Section 26.4C5 – Off-Street Parking Areas by requiring raised or rolled concrete curbing in all parking lot and paved areas within the B-1, I-2, C-1, C-2, and C-3 Zoning Districts and; will amend the Zoning Map to add the Village of Jamestown Overlay District and the Forest Grove Overlay District, and will provide for severability, repeal, and an effective date.

PLEASE TAKE FURTHER NOTICE that the Ordinance has been posted in the office of the Jamestown Charter Township Clerk Jamestown Charter Township Hall, 2380 Riley Street, Hudsonville, Michigan, 49426, (Phone 616-896-8376), and on the Township website at [www.twp.jamestown.mi.us](http://www.twp.jamestown.mi.us).

Dated: May 22, 2024

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Candy DeHaan, Clerk  
Jamestown Charter Township

The following Zoning Text and Map Amendment Ordinance was introduced and a first reading completed at the Jamestown Charter Township Board meeting on May 20, 2024.

ORDINANCE NO. 24-001

ZONING TEXT AND MAP AMENDMENT ORDINANCE

AN ORDINANCE TO AMEND THE JAMESTOWN CHARTER TOWNSHIP ZONING ORDINANCE TO AMEND SECTION 3.2J – ACCESSORY BUILDINGS, STRUCTURES, AND USES; AMEND CHAPTER 4 – ZONING DISTRICTS; AMEND SECTION 15.6E – LANDSCAPING AND OVERALL SITE DESIGN; ADD CHAPTER 16 – VILLAGE OF JAMESTOWN OVERLAY DISTRICT; ADD CHAPTER 16A – FOREST GROVE OVERLAY DISTRICT; AMEND SECTION 26.4C5 – OFF-STREET PARKING AREAS; AND TO AMEND THE JAMESTOWN CHARTER TOWNSHIP ZONING ORDINANCE MAP BY ADDING CERTAIN LANDS TO THE VILLAGE OF JAMESTOWN OVERLAY DISTRICT AND BY ADDING CERTAIN LANDS TO THE FOREST GROVE OVERLAY DISTRICT, TO PROVIDE FOR SEVERABILITY, TO PROVIDE FOR REPEAL, AND TO ESTABLISH AN EFFECTIVE DATE OF THIS ORDINANCE.

THE CHARTER TOWNSHIP OF JAMESTOWN, COUNTY OF OTTAWA, AND STATE OF MICHIGAN ORDAINS:

Section 1. Section 3.2J – Accessory Buildings, Structures, and Uses. Section 3.2J of the Zoning Ordinance shall be amended to state in its entirety as follows.

Section 3.2J – Accessory Buildings, Structures, and Uses

Eaves height: Detached garages and other residential or non-residential accessory buildings within the AR, R-1, R-2, R-3 District are permitted to have an eaves height of sixteen (16) feet. The roof pitch of the accessory building shall not exceed the roof pitch of the principal building on the same Lot. The provisions of Section 3.23 shall govern the height of non-residential accessory buildings located in all C, B/I and I-2 Districts, as applicable.

Section 2. Chapter 4 – Zoning Districts. Chapter 4 of the Zoning Ordinance shall be amended to state in its entirety as follows.

Chapter 4 – Zoning Districts

The Township is hereby divided into the following Zoning Districts:

- "AR" Agricultural-Rural Residential District
- "R-1" Residential District
- "R-2" Residential District

"R-3" Residential District  
"C-1" Village Commercial District  
"C-2" General Commercial District  
"C-3" Interchange Commercial District  
"B/I" Business/Industrial District  
"I-2" Planned Industrial District  
"OD" 32nd Avenue Corridor Overlay District  
"VJ" – Village of Jamestown Overlay District  
"FG" – Forest Grove Overlay District

Section 3. Section 15.6E – Landscaping and Overall Site Design. Section 15.6E of the Zoning Ordinance shall be amended to state in its entirety as follows.

Section 15.6E – Landscaping and Overall Site Design

Raised standard or rolled concrete curb shall be used throughout the parking lot and paved areas.

Section 4. Village of Jamestown Overlay District. Chapter 16 of the Zoning Ordinance shall be added to state in its entirety as follows.

Chapter 16  
Village of Jamestown Overlay District

SECTION 16.1 STATEMENT OF PURPOSE. The purpose of the Village of Jamestown Overlay District is to establish regulations to preserve and promote the historic village character of generally, the unincorporated area of the Village of Jamestown. Preservation and promotion of village character is necessary to protect and enhance trade, capital investment, and the general welfare. In this regard, the regulations set forth in this Chapter are an integral part of the overall efforts of the Township to maintain and enhance the appearance of the Village of Jamestown, and to accomplish the related provisions of the Jamestown Charter Township Master Plan.

SECTION 16.2 APPLICABILITY. As an overlay district, the Village of Jamestown Overlay District does not replace or restrict the range of uses allowed in the underlying districts but provides for additional requirements for certain residential and commercial development. Except as otherwise provided in this Section, the regulations herein apply to all lands located partially or completely within the Village of Jamestown Overlay District identified on the zoning map. In this Village of Jamestown Overlay District, the following rules shall apply:

- A. Agricultural uses, and single-family dwellings located outside of a Planned Development, Open Space Preservation Project, Plat, Condominium, or Site Condominium are exempt from these overlay district regulations set forth in this Chapter.
- B. For building or parking lot expansions or changes in use that require site plan approval by the Planning Commission, the site shall be brought into compliance with the standards of this Chapter.

- C. Where the standards of this Village of Jamestown Overlay District are more restrictive, as determined by the Zoning Administrator, such standards replace those that apply to the underlying zoning district. Where conflict exists with any other provision of this Zoning Ordinance, the language of Chapter 16 shall control.
- D. Proposed Planned Developments within the Village of Jamestown Overlay District shall generally be consistent with the standards herein but may be modified by the Planning Commission or the Township Board when found harmonious with the purpose of this Chapter.

SECTION 16.3 RESIDENTIAL DEVELOPMENTS. Any Planned Development, Open Space Preservation Project, Plat, Condominium, or Site Condominium shall include the following design elements.

- A. For land located within Inner Jamestown as identified on the Zoning Map, the following shall apply.
  - 1. Residential density shall not exceed that of the R-2 Residential Zoning District.
  - 2. At least ten percent (10%) of the development area shall be open space.
  - 3. Open space shall be designed to allow for interconnection to existing open space or for future open space within abutting property along at least two lot lines, which promotes the uninterrupted continuation of open space throughout the Township.
  - 4. Parcels shall be clustered together to create open space that contains purpose and value to the neighborhood.
  - 5. A front yard build-to line or build-to range shall be provided for each lot of no less than 20 feet and no greater than 30 feet from the right-of-way.
  - 6. Pedestrian pathway or sidewalks shall be designed to allow for interconnection to abutting property, which promotes its continuation throughout the Township.
  - 7. A pocket park, playground, or similar amenity shall be provided within a residential development.
- B. For land located within the Outer Jamestown as identified on the Zoning Map, the following shall apply.
  - 1. Residential density shall not exceed that of the R-2 Residential Zoning District
  - 2. At least ten percent (10%) of the development area shall be open space.
  - 3. Open space shall be designed to allow for interconnection to existing open space or for future open space within abutting property along at least two lot lines, which promotes the uninterrupted continuation of open space throughout the Township.
  - 4. Pedestrian pathway or sidewalks shall be designed to allow for interconnection to abutting property, which promotes its continuation throughout the Township.

5. A pocket park, playground, or similar amenity shall be provided within a residential development.

SECTION 16.4 COMMERCIAL DEVELOPMENTS. All commercial development shall include the following design elements.

- A. The front yard setback of any commercial building shall be no greater than five feet from the right-of-way.
- B. Landscaping shall be planted insofar as practicable pursuant to Chapter 26 of this Ordinance. Where compliance with Chapter 26 in required yards is not possible, the number of required plantings within those required yards shall be integrated into outdoor public spaces, insofar as practicable.
- C. Each commercial building shall provide for an outdoor public amenity. Where the public amenity is located in the front yard, the building setback may be increased, as deemed necessary by the Planning Commission, to a greater depth than that regulated by Section 16.A herein to accommodate the public amenity. A public amenity shall not include outdoor dining, seating, or other space intended for the commercial use. An outdoor public amenity could include a water bottle filling station, pocket park, a bench adjacent to the sidewalk or other seating, a playground, courtyard, art, decorative water fountain, or other feature that promotes public gathering and interaction.
- D. Increased building height and or a greater front yard setback than that regulated by Section 16.4A may be permitted by the Planning Commission during site plan review when additional public amenities beyond those required by Section 16.4C are included within the development.
- E. Business and professional offices may be located above the first floor of a building.
- F. Only wall signage, mounted flat against or perpendicular to the wall, shall be permitted.
- G. No more than two parking spaces may be located within the front yard.
- H. On-street parking shall be provided for any commercial use served by a private road.
- I. Front building facades and any façade adjacent to or abutting a street shall contain decorative external lighting attached to the building. The lighting shall be directed down toward the ground or building or both and provide safe illumination from the building to the street right-of-way.
- J. All building facades shall be of a rural character or village-type character similar to the images within this subsection. The front façade shall contain a windowed storefront and should contain a front porch roof line or similar rural character element containing metal. Exterior building materials shall primarily include, but are not necessarily limited to, stone, brick, wood, or a product that simulates the appearance of stone, brick, or wood.



Section 5. Forest Grove Overlay District. Chapter 16A of the Zoning Ordinance shall be added to state in its entirety as follows.

Chapter 16A  
Forest Grove Overlay District

SECTION 16.1A STATEMENT OF PURPOSE. The purpose of the Forest Grove Overlay District is to establish regulations to preserve and promote the historic village character of generally, the unincorporated area of Forest Grove. Preservation and promotion of village character is necessary to protect and enhance trade, capital investment, and the general welfare. In this regard, the regulations set forth in this Chapter are an integral part of the overall efforts of the Township to maintain and enhance the appearance of Forest Grove, and to accomplish the related provisions of the Jamestown Charter Township Master Plan.

SECTION 16.2A APPLICABILITY. As an overlay district, the Forest Grove Overlay District does not replace or restrict the range of uses allowed in the underlying districts but provides for additional requirements for certain residential and commercial development. Except as otherwise provided in this Section, the regulations herein apply to all lands located partially or completely within the Forest Grove Overlay District identified on the zoning map. In this Forest Grove Overlay District, the following rules shall apply:

- A. Agricultural uses, and single-family dwellings located outside of a Planned Development, Open Space Preservation Project, Plat, Condominium, or Site Condominium are exempt from these overlay district regulations set forth in this Chapter.
- B. For building or parking lot expansions or changes in use that require site plan approval by the Planning Commission, the site shall be brought into compliance with the standards of this Chapter.
- C. Where the standards of this Forest Grove Overlay District are more restrictive, as determined by the Zoning Administrator, such standards replace those that apply to the underlying zoning district. Where conflict exists with any other provision of this Zoning Ordinance, the language of Chapter 16A shall control.
- D. Proposed Planned Developments within the Forest Grove Overlay District shall generally be consistent with the standards herein but may be modified by the Planning Commission or the Township Board when found harmonious with the purpose of this Chapter.

### SECTION 16.3A RESIDENTIAL DEVELOPMENTS.

- A. Any Planned Development, Open Space Preservation Project, Plat, Condominium, or Site Condominium shall include the following design elements.
  - 1. Residential density shall not exceed that of the underlying zoning district.
  - 2. At least ten percent (10%) of the development area shall be open space.
  - 3. Open space shall be designed to allow for interconnection to existing open space or for future open space within abutting property along at least two lot lines, which promotes the uninterrupted continuation of open space throughout the Township.
  - 4. Parcels shall be clustered together to create open space that contains purpose and value to the neighborhood.
  - 5. Pedestrian pathway or sidewalks shall be designed to allow for interconnection to abutting property, which promotes its continuation throughout the Township.
- B. Residential accessory buildings shall be located in the rear yard only.

SECTION 16.4A COMMERCIAL DEVELOPMENTS. All commercial development shall include the following design elements. All new commercial development shall be located on a parcel with legal road frontage on Perry Street and shall only access Perry Street.

- A. The front yard setback of any commercial building shall be no greater than five feet from the right-of-way.
- B. Landscaping shall be planted insofar as practicable pursuant to Chapter 26 of this Ordinance.
- C. Only wall signage, mounted flat against or perpendicular to the wall, shall be permitted.
- D. No more than two parking spaces may be located within the front yard.
- E. All building facades shall be of a rural character or village-type character similar to the images within this subsection. The front façade shall contain a windowed storefront and should contain a front porch roof line or similar rural character element containing metal. Exterior building materials shall primarily include, but are not necessarily limited to, stone, brick, wood, or a product that simulates the appearance of stone, brick, or wood.



Section 6. Section 26.4C5 – Off-Street Parking Areas. Section 26.4C5 of the Zoning Ordinance shall be amended to state in its entirety as follows.

Section 26.4C5 – Off-Street Parking Areas

All sites within the B-1, I-2, C-1, C-2, and C-3 Districts shall contain raised standard or rolled concrete curb throughout the parking lot and paved areas.

Section 7. Zoning Map Amendment. The Zoning Ordinance and Map of the Charter Township of Jamestown, Ottawa County, Michigan, the map being incorporated by reference in the Zoning Ordinance for the Charter Township of Jamestown pursuant to Section 5.1 – Zoning Map, shall be amended so the following lands shall be zoned within the Village of Jamestown Overlay District in addition to their existing zoning districts. The lands are in the Charter Township of Jamestown, Ottawa County, Michigan, and are described as follows:

Village of Jamestown Overlay District

An area located from a point of approximately one half (1/2) of a mile from the intersection of Riley Street and 24<sup>th</sup> Avenue to the north, south, east, and west creating a one square mile area.

Section 8. Zoning Map Amendment. The Zoning Ordinance and Map of the Charter Township of Jamestown, Ottawa County, Michigan, the map being incorporated by reference in the Zoning Ordinance for the Charter Township of Jamestown pursuant to Section 5.1 – Zoning Map, shall be amended so the following lands shall be zoned within the Forest Grove Overlay District in addition to their existing zoning districts. The lands are in the Charter Township of Jamestown, Ottawa County, Michigan, and are described as follows:

Forest Grove Overlay District

An area located slightly west of 40<sup>th</sup> Avenue, extending east to approximately one quarter (1/4) mile east of 32<sup>nd</sup> Avenue. In addition, this area is located from approximately one half (1/2) mile south of Perry Street, extending slightly north of Gordon Street, creating an area of approximately one and a quarter square miles.

Section 9. Severability. This Ordinance and its various parts are hereby declared to be severable. If any portion of this Ordinance is declared to be invalid such declaration shall not affect the validity of the remainder of this Ordinance.

Section 10. Repeal. All ordinances or parts of ordinances in conflict with this Ordinance are hereby expressly repealed.

Section 11. Effective Date. This amendment to the Jamestown Charter Township Zoning Ordinance was approved and adopted by the Township Board of Jamestown Charter Township,



Ottawa County, Michigan on \_\_\_\_\_, 2024, after a public hearing as required pursuant to Michigan Act 110 of 2006, as amended; after introduction and a first reading on \_\_\_\_\_, 2024 and after posting and publication following such first reading as required by Michigan Act 359 of 1947, as amended. This Ordinance shall be effective on \_\_\_\_\_, 2024, which date is the eighth day after publication of a Notice of Adoption and Posting of the Zoning Map Amendment Ordinance in the *Grand Rapids Press*, 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.

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Laurie Van Haitsma, Township Supervisor

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Candy DeHaan, Township Clerk

CERTIFICATE

I, Candy DeHaan, the Clerk for the Charter Township of Jamestown, Ottawa County, Michigan, certify that the foregoing Jamestown Charter Township Zoning Text and Map Amendment Ordinance was adopted at a regular meeting of the Township Board held on \_\_\_\_\_, 2024. The following members of the Township Board were present at that meeting:

\_\_\_\_\_

\_\_\_\_\_. The following members of the Township Board were absent:

\_\_\_\_\_.

The Ordinance was adopted by the Township Board with members of the Board \_\_\_\_\_

\_\_\_\_\_

voting in favor and members of the Board \_\_\_\_\_

\_\_\_\_\_ voting in opposition. Notice of Adoption of the

Ordinance was published in the *Grand Rapids Press* on \_\_\_\_\_, 2024.

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Candy DeHaan, Clerk  
Jamestown Charter Township

