



Holland
MICHIGAN

CITY OF HOLLAND
City Council Regular Meeting
Agenda

City Hall - Council Chambers, 270 S. River Avenue
July 1, 2026, 6:00 p.m.

Action to be taken by Council on the following items:

1. **Roll Call**
2. **Opening Prayer - Council Member Shea**
3. **Pledge of Allegiance**
4. **Consent Agenda Items - ROLL CALL**

All items listed under 'Consent Agenda Items' are considered to be routine and have previously been reviewed by Council, and will be enacted with one motion, unless stated otherwise by the public or a Council Member, in which event the item will be removed from the consent agenda and considered in its normal sequence. Items presented in **bold** are non-consent.

 - A. Absences Excused
 - B. Approval of Minutes - June 17, 2026 Regular Meeting and June 24, 2026 Study Session
 - C. Oaths of Office
 - D. Finance - 12E4.1 Report - April Financial Reports
 - E. Management & Administrative Services - 12E6.2 Report - Annual Discrimination Report
 - F. Management & Administrative Services - 12E6.3 Report - Downtown Development Authority (DDA) Board Appointment
 - G. Management & Administrative Services - 12E6.4 Report - Revocable License Agreement - 5 W. 8th Street - Projecting Signs
5. **Public Comment**

This is an opportunity for the public to address the Council and to make any appropriate comments. Please limit your comments to 5 minutes per person.
6. **Special Presentations and Recognitions from Mayor or Council or City Manager**
7. **Special Order of the Day (Public Hearings)**
 - A. **Termination of Amended Brownfield Reimbursement Agreement - Black River Flats - ROLL CALL**
8. **Unfinished Business**
9. **Written Petitions and Communications**

E-Comments: publiccomment@cityofholland.com - **VOICE VOTE**
10. **Adoption of Ordinances**
 - A. **Planning Commission - Text Amendments to the Unified Development Ordinance - ROLL CALL**
11. **Reports from Special Committees**
12. **Reports from Boards, City Offices and Commissions**
 - A. Board of Public Works
 - B. Planning Commission

- C. City Attorney
- D. City Clerk
- E. City Manager
 - 1. Transportation Services:
 - 2. Community & Neighborhood Services:
 - 3. Parks & Recreation Services:
 - 4. Fiscal Services & Purchasing:
 - 5. Public Safety Services:
 - 6. Management & Administrative Services:
 - 6.1 **Fiscal Year 2026 Strategic Plan and Business Plan Final Report - VOICE VOTE**
 - 7. Internal Services:
- 13. Communications from the City Manager**
- 14. Appointments and Communications from the Mayor**
 - A. Mayoral Appointment and Reappointments to City Commissions - VOICE VOTE**
- 15. Appointments, Motions and Communications from Council Members**
- 16. Adjournment**

AUDIENCE PARTICIPATION: In addition to addressing the Council during public hearings and under “Public Comment,” members of the audience may address the Council on items under “Reports from Boards and City Officers,” after a motion is pending on a particular item (except for items on the Consent Agenda), or by approaching the microphone and waiting to be recognized by the Mayor. Audience participation shall be five minutes or less per item.

HEARING ASSIST DEVICES: The City Council Chambers is equipped with the Induction Loop System. Please adjust your hearing aid to the T-coil setting to enhance the reception of the amplified sound.

CELL PHONES: Please be courteous and turn cell phones off during the meeting.

PLEASE NOTE: The City of Holland, with seven-day notice, will provide necessary translation and interpretation services, auxiliary aids, such as signers for the hearing impaired, and audiotapes of printed materials, to individuals with disabilities. Persons requiring these services should contact: Esther Fifelski, Human/Community Relations Director, 270 S River Avenue Holland, MI 49423, phone 616.355.1322, or e-mail e.fifelski@cityofholland.com. La Ciudad de Holland proporcionará servicios necesarios como interpretación, traducción, ayudas auxiliares, lenguaje de señas, y cintas de audio de materiales impresos para personas con discapacidades. Favor llamar con siete (7) días de anticipación a la Ciudad de Holland, Esther Fifelski, Oficina de Relaciones Humanas para obtener estos servicios 616.355.1322 o por correo electrónico a e.fifelski@cityofholland.com.



**Minutes
Holland City Council Meeting
Holland, Michigan
June 17, 2026**

The City Council gathered at 5:15 p.m. in the Employee Lounge for supper.

The City Council met in regular session at 6:00 p.m. in the Council Chambers of City Hall and the meeting was called to order by Mayor Bocks.

Members Present: Council Members Klomparens, Vreeman, Raymond, Marroquin, Corbin, Rowan, Shea, Schultheis, and Mayor Bocks

Members Absent: None

Others Present: City Manager Van Beek, Assistant City Manager VanDyken and City Attorney Duckworth

Council Member Vreeman led in opening prayer.

26.246 Consent Agenda

After review, a motion was made to approve the consent agenda items which included the following Council Action numbers: 26.247 – 26.267.

	For	Against
Abby Klomparens	x	
Timothy Vreeman (Seconded By)	x	
Lyn Raymond	x	
Scott Corbin	x	
Tim Marroquin	x	
Kim Rowan	x	
Devin Shea	x	
Michael Schultheis (Moved By)	x	
Nathan Bocks	x	
	9	0

26.247 Approval of Minutes

Council approved the Minutes of the June 3, 2026 Regular Meeting.

	For	Against
Abby Klomparens	x	
Timothy Vreeman (Seconded By)	x	
Lyn Raymond	x	
Scott Corbin	x	
Tim Marroquin	x	
Kim Rowan	x	
Devin Shea	x	
Michael Schultheis (Moved By)	x	
Nathan Bocks	x	
	9	0

26.248 Oaths of Office

Council accepted the following executed Oaths of Office: Vincent L. Duckworth, Dillon Hassevoort, Mark Volkers

	For	Against
Abby Klomparens	x	
Timothy Vreeman (Seconded By)	x	
Lyn Raymond	x	
Scott Corbin	x	
Tim Marroquin	x	
Kim Rowan	x	
Devin Shea	x	
Michael Schultheis (Moved By)	x	
Nathan Bocks	x	
	9	0

26.249 Board of Public Works - Budget Amendment and Carry Forward Request for FY 2027 Capital Projects

Council approved a budget amendment to carry forward and appropriate a total of \$2,335,000 into the FY 2027 Holland Board of Public Works Capital Budget.

	For	Against
Abby Klomparens	x	
Timothy Vreeman (Seconded By)	x	
Lyn Raymond	x	
Scott Corbin	x	
Tim Marroquin	x	
Kim Rowan	x	
Devin Shea	x	
Michael Schultheis (Moved By)	x	
Nathan Bocks	x	
	9	0

26.250 Board of Public Works - Contract Award and Budget Transfer for Disinfection Improvements Project

Council approved a contract with EV Construction in the amount of \$8,280,765, with a 6% contingency of \$500,000, for a total of \$8,780,765 pending approval as to form from the City Attorney; and approved an amendment to the FY27 WRF Capital Budget in the amount of \$1,750,000 to increase the overall Disinfection Improvement Project budget to \$9,750,000.

	For	Against
Abby Klomparens	x	
Timothy Vreeman (Seconded By)	x	
Lyn Raymond	x	
Scott Corbin	x	
Tim Marroquin	x	
Kim Rowan	x	
Devin Shea	x	
Michael Schultheis (Moved By)	x	
Nathan Bocks	x	
	9	0

26.251 Board of Public Works - Combustion Turbine Generator Fire Protection Upgrade Contingency and Budget Amendment

Council approved an increase to the purchase order (PO) contingency with Detector Electronics LLC (DetTronics) for the CTG Fire Protection Upgrade in the amount of \$7,000 for a total approved PO and contingency of \$152,000; and approved an amendment of \$10,000 to the FY26 Electric Production capital budget for an overall project budget of \$170,000.

	For	Against
Abby Klomparens	x	
Timothy Vreeman (Seconded By)	x	
Lyn Raymond	x	
Scott Corbin	x	
Tim Marroquin	x	
Kim Rowan	x	
Devin Shea	x	
Michael Schultheis (Moved By)	x	
Nathan Bocks	x	
	9	0

26.252 Board of Public Works - Steketee Lift Station Rehabilitation - Contract and Capital Budget Amendment

Council approved a contract amendment with Jackson-Merkey in the amount of \$15,165.59 for a revised Steketee Lift Station Rehabilitation project total of \$800,980.59, pending approval as to form from the City Attorney; and approved a

FY2026 capital budget amendment of \$55,513.19, increasing the overall project budget from \$800,000 to \$855,513.19 to cover final construction, construction engineering, SCADA integration, and site restoration costs.

	For	Against
Abby Klomparens	x	
Timothy Vreeman (Seconded By)	x	
Lyn Raymond	x	
Scott Corbin	x	
Tim Marroquin	x	
Kim Rowan	x	
Devin Shea	x	
Michael Schultheis (Moved By)	x	
Nathan Bocks	x	
	9	0

26.253 Board of Public Works - FY 2027 Terms of Service Updates

Council approved Terms of Service modifications for FY 2027 for all utilities to address customer needs.

	For	Against
Abby Klomparens	x	
Timothy Vreeman (Seconded By)	x	
Lyn Raymond	x	
Scott Corbin	x	
Tim Marroquin	x	
Kim Rowan	x	
Devin Shea	x	
Michael Schultheis (Moved By)	x	
Nathan Bocks	x	
	9	0

26.254 Planning Commission - Text Amendments to the Unified Development Ordinance, Final Adoption July 1, 2026

Council approved for first reading, text amendments to the Unified Development Ordinance (UDO), Chapter 39 of the Holland Ordinance Code, with consideration for final approval on July 1, 2026.

	For	Against
Abby Klomparens	x	
Timothy Vreeman (Seconded By)	x	
Lyn Raymond	x	
Scott Corbin	x	
Tim Marroquin	x	
Kim Rowan	x	
Devin Shea	x	
Michael Schultheis (Moved By)	x	
Nathan Bocks	x	
	9	0

26.255 City Clerk - Claims Filed Against the City

Council referred the following claims filed against the City to the City's Insurance Carrier and City Attorney for consideration: Marissa Bowes, Nob Hill Properties/Wesley Pulver.

	For	Against
Abby Klomparens	x	
Timothy Vreeman (Seconded By)	x	
Lyn Raymond	x	
Scott Corbin	x	
Tim Marroquin	x	
Kim Rowan	x	
Devin Shea	x	

Michael Schultheis (Moved By)	x	
Nathan Bocks	x	
	9	0

26.256 City Clerk - Redevelopment Liquor License Request - Culture Cheese Shop

Council adopted resolution R2026.18 approving the Redevelopment District Liquor License request for Culture Cheese Shop, 211 S River Ave, Holland; and authorized the Clerk to sign supporting documents and forward to the applicant for submission to the Michigan Liquor Control Commission.

	For	Against
Abby Klomparens	x	
Timothy Vreeman (Seconded By)	x	
Lyn Raymond	x	
Scott Corbin	x	
Tim Marroquin	x	
Kim Rowan	x	
Devin Shea	x	
Michael Schultheis (Moved By)	x	
Nathan Bocks	x	
	9	0

26.257 Transportation Services - Award Bid for Downtown Parking Lots Resurfacing Project

Council awarded the Downtown Parking Lots Resurfacing Project to A1 Asphalt, Incorporated in the amount of \$131,180.75; and authorized the Mayor and City Clerk to execute the Construction Agreement, subject to approval as to form by the City Attorney; and approved the project budget with funds to be allocated from the Municipal Capital Improvement Funds.

	For	Against
Abby Klomparens	x	
Timothy Vreeman (Seconded By)	x	
Lyn Raymond	x	
Scott Corbin	x	
Tim Marroquin	x	
Kim Rowan	x	
Devin Shea	x	
Michael Schultheis (Moved By)	x	
Nathan Bocks	x	
	9	0

26.258 Transportation Services - Approve Purchase of One (1) Storm Water Pump for the Pine Avenue Pump Station

Council approved the purchase of one (1) storm water pump from Kennedy Industries in the amount of \$28,721.80.

	For	Against
Abby Klomparens	x	
Timothy Vreeman (Seconded By)	x	
Lyn Raymond	x	
Scott Corbin	x	
Tim Marroquin	x	
Kim Rowan	x	
Devin Shea	x	
Michael Schultheis (Moved By)	x	
Nathan Bocks	x	
	9	0

26.259 Finance - March Financial Reports

Council received and filed the March 2026 Monthly Financial Reports.

	For	Against
Abby Klomparens	x	
Timothy Vreeman (Seconded By)	x	

Lyn Raymond	x	
Scott Corbin	x	
Tim Marroquin	x	
Kim Rowan	x	
Devin Shea	x	
Michael Schultheis (Moved By)	x	
Nathan Bocks	x	
	9	0

26.260 Finance - Holland Local Development Finance Authority (LDFA) SmartZone - Approve Contract Regarding City Services

Council approved a contract outlining services to be provided by the City of Holland with possible cost-sharing with Holland Charter Township for the Holland SmartZone Local Development Finance Authority (LDFA) for the period July 1, 2026 – June 30, 2028.

	For	Against
Abby Klomparens	x	
Timothy Vreeman (Seconded By)	x	
Lyn Raymond	x	
Scott Corbin	x	
Tim Marroquin	x	
Kim Rowan	x	
Devin Shea	x	
Michael Schultheis (Moved By)	x	
Nathan Bocks	x	
	9	0

26.261 Finance - Approve Contract for Downtown Development Authority (DDA) Services with SmartZone

Council approved a contract for Downtown Development Authority (DDA) with SmartZone and authorized the Mayor and City Clerk to sign the contract.

	For	Against
Abby Klomparens	x	
Timothy Vreeman (Seconded By)	x	
Lyn Raymond	x	
Scott Corbin	x	
Tim Marroquin	x	
Kim Rowan	x	
Devin Shea	x	
Michael Schultheis (Moved By)	x	
Nathan Bocks	x	
	9	0

26.262 Finance - Purchasing - Police Division - Declare Items as Surplus: Property and Evidence Room

Council declared items held in the property and evidence room in the Police Division of Public Safety as surplus, and authorized staff to dispose of all items as indicated.

	For	Against
Abby Klomparens	x	
Timothy Vreeman (Seconded By)	x	
Lyn Raymond	x	
Scott Corbin	x	
Tim Marroquin	x	
Kim Rowan	x	
Devin Shea	x	
Michael Schultheis (Moved By)	x	
Nathan Bocks	x	

9 0

26.263 Finance - Purchasing - Police Division - Declare Items as Surplus: Firearms

Council declared described firearms items as surplus, and authorized staff to dispose of all items.

	For	Against
Abby Klomparens	x	
Timothy Vreeman (Seconded By)	x	
Lyn Raymond	x	
Scott Corbin	x	
Tim Marroquin	x	
Kim Rowan	x	
Devin Shea	x	
Michael Schultheis (Moved By)	x	
Nathan Bocks	x	
	9	0

26.264 Public Safety Services - Service and Maintenance Agreement with Great Lakes Upfitting

Council approved a two-year agreement with Great Lakes Upfitting to provide maintenance for police cruiser equipment, mobile command vehicle equipment and complete equipment change-overs for four new cruisers; and waived the bidding process due to sole source and it being a renewal of an existing agreement.

	For	Against
Abby Klomparens	x	
Timothy Vreeman (Seconded By)	x	
Lyn Raymond	x	
Scott Corbin	x	
Tim Marroquin	x	
Kim Rowan	x	
Devin Shea	x	
Michael Schultheis (Moved By)	x	
Nathan Bocks	x	
	9	0

26.265 Management & Administrative Services - Human Resources - Employee Handbook Revisions

Council approved the revised City of Holland Employee (Full-Time and Part-Time) Handbook.

	For	Against
Abby Klomparens	x	
Timothy Vreeman (Seconded By)	x	
Lyn Raymond	x	
Scott Corbin	x	
Tim Marroquin	x	
Kim Rowan	x	
Devin Shea	x	
Michael Schultheis (Moved By)	x	
Nathan Bocks	x	
	9	0

26.266 Management & Administrative Services - Approve Interlocal Agreement with Ottawa and Allegan Counties for Transport and Jail Housing

Council approved the Interlocal Agreement with Ottawa County and Allegan County for transport and jail housing of arrestees, subject to approval as to form by the City Attorney, and authorized the Mayor and City Clerk to execute the agreement on behalf of the City.

	For	Against
Abby Klomparens	x	
Timothy Vreeman (Seconded By)	x	
Lyn Raymond	x	
Scott Corbin	x	
Tim Marroquin	x	
Kim Rowan	x	
Devin Shea	x	
Michael Schultheis (Moved By)	x	
Nathan Bocks	x	
	9	0

26.267 Management & Administrative Services - Revocable License Agreement - 25 W. 9th Street - Projecting Sign

Council approved a Revocable License Agreement with Holland Playa LLC for the installation of a projecting sign at 25 W. 9th Street, subject to approval as to form by the City Attorney's Office; instructed the applicant pay the legal administration fee; and authorized the Mayor and City Clerk to execute the Agreement on behalf of the City.

	For	Against
Abby Klomparens	x	
Timothy Vreeman (Seconded By)	x	
Lyn Raymond	x	
Scott Corbin	x	
Tim Marroquin	x	
Kim Rowan	x	
Devin Shea	x	
Michael Schultheis (Moved By)	x	
Nathan Bocks	x	
	9	0

Public Comment

Keegan Host, Georgetown Township, talked about reduction in federal funding for food programs.

Ann Henriksen, Zeeland City, spoke about freedom of expression and an event that took place at Kollen Park last week.

Martha Capestany, Holland Township, spoke about the founding fathers of the nation.

Written Petitions and Communications

26.268 E-Comments: publiccomment@cityofholland.com

Council accepted comment received through e-comments from Debbie Little into the record about the Kollen Park event.

MOVER: Lyn Raymond, SECONDER: Devin Shea

Reports from Boards, City Offices and Commissions

City Clerk

26.269 City Clerk - Adopt Resolution - 3Sixty - Special Event Liquor License

Council adopted resolution R2026.19 approving the special event liquor license application for 3Sixty, pending approval from the enforcing officers; and authorized the City Clerk to sign supporting documents and forward to the applicant for submission to the Michigan Liquor Control Commission.

	For	Against
Abby Klomparens	x	
Timothy Vreeman	x	
Lyn Raymond (Moved By)	x	
Scott Corbin	x	
Tim Marroquin (Seconded By)	x	

Kim Rowan	x	
Devin Shea	x	
Michael Schultheis	x	
Nathan Bocks	x	
	9	0

City Manager

Fiscal Services & Purchasing:

26.270 Fiscal Year 2026 Year-End Budget Amendments

Council approved Fiscal Year 2026 year-end budget amendments and authorized the Finance Director to make the necessary transfers and amendments as described.

	For	Against
Abby Klomparens	x	
Timothy Vreeman	x	
Lyn Raymond (Seconded By)	x	
Scott Corbin	x	
Tim Marroquin	x	
Kim Rowan	x	
Devin Shea	x	
Michael Schultheis (Moved By)	x	
Nathan Bocks	x	
	9	0

Public Safety Services:

26.271 Public Safety Services - Approval of Axon Contract and Purchases

Council approved a 5 year contract with Axon Enterprise, Inc for purchase of camera and Taser equipment, to include hardware, software, licenses, installation, implementation, service, warranties, and training, and authorized the Mayor and City Clerk to sign all related documents associated with this purchase. This bundled plan has a cost of \$1,576,380.13 over 5 years, and a cost of \$315,276.02 per year, with funds to be appropriated from the Fiscal Year 2027 MCIF Budget, IT budget, and Police software budget.

	For	Against
Abby Klomparens	x	
Timothy Vreeman	x	
Lyn Raymond	x	
Scott Corbin (Moved By)	x	
Tim Marroquin	x	
Kim Rowan (Seconded By)	x	
Devin Shea	x	
Michael Schultheis	x	
Nathan Bocks	x	
	9	0

Management & Administrative Services:

26.272 Gifts

Council accepted gifts with appreciation for the Parks & Recreation Department totaling \$20,657, received for the Youth Advocacy fund from parking and terrain able rides during Tulip Time.

MOVER: Kim Rowan, SECONDER: Abby Klomparens

26.273 Human Resources - Fiscal Year 2027 Non-Union Wage Adjustment Recommendation

Council approved the proposed wage adjustment of 3% for all General City Non-Union Employees for Fiscal Year 27 (July 1, 2026 to June 30, 2027).

	For	Against
Abby Klomparens (Seconded By)	x	
Timothy Vreeman	x	
Lyn Raymond	x	
Scott Corbin (Moved By)	x	
Tim Marroquin	x	
Kim Rowan	x	
Devin Shea	x	
Michael Schultheis	x	
Nathan Bocks	x	
	9	0

26.274 Amendment to Post Closing Contingency Agreement with Lakeshore Habitat for Humanity

Council approved an amendment to the Post Closing Contingency Agreement with Lakeshore Habitat for Humanity, Inc., subject to approval as to form by the City Attorney, and authorized the Mayor and City Clerk to execute the amended agreement on behalf of the City.

	For	Against
Abby Klomparens	x	
Timothy Vreeman	x	
Lyn Raymond (Moved By)	x	
Scott Corbin	x	
Tim Marroquin	x	
Kim Rowan (Seconded By)	x	
Devin Shea	x	
Michael Schultheis	x	
Nathan Bocks	x	
	9	0

Communications from the City Manager

Van Beek highlighted several housing activities in the City: a thank you to those working on housing opportunities in the City; the Study Session next week will include a road trip to view housing projects in the City; he attended a Project Home meeting, which was a collaboration of many community agencies addressing housing.

Appointments and Communications from the Mayor

26.275 Mayoral Reappointments to City Board and Commission

Council approved the reappointments of Carolyn Maalouf to the HBPW Board of Directors for her second term expiring on June 30, 2031, and David Hoekstra to the International Relations Commission for his first full term expiring on June 30, 2029.

MOVER: Timothy Vreeman, SECONDER: Michael Schultheis

Proclamation

The Mayor proclaimed June 19, 2026 as Juneteenth.

26.276 Motion to Enter into a Closed Session for a periodic personnel evaluation of the City Manager pursuant to a written request for a closed session.

	For	Against
Abby Klomparens	x	
Timothy Vreeman (Moved By)	x	
Lyn Raymond (Seconded By)	x	
Scott Corbin	x	
Tim Marroquin	x	
Kim Rowan	x	
Devin Shea	x	
Michael Schultheis	x	
Nathan Bocks	x	
	9	0


26.278 Adjournment

The Council adjourned at 8:39 p.m.

MOVER: Council Member Vreeman, SECONDER: Council Member Schultheis

Minutes recorded by Assistant City Manager VanDyken

Respectfully Submitted,



Brenda Katerberg
City Clerk



Minutes
Holland City Council Study Session
June 24, 2026

The City Council gathered for supper at 5:15 p.m. in the employee break room. Council then met in a study session at 6:00 p.m. beginning in the lobby of City Hall, 270 South River Avenue, and Mayor Bocks called the meeting to order.

Council Members Present: Corbin, Klomparens, Marroquin, Raymond, Schultheis, Shea, Vreeman and Mayor Bocks

Council Members Absent: Rowan

Others Present: City Manager Van Beek, Assistant City Manager VanDyken, City Clerk Katerberg, Senior Planner Peterson.

1. Public Comment

No Public Comments were offered.

2. Van Tour to View Past/Present/Future Housing Projects

Council members toured rode together around the City to view past, ongoing, and future housing and other projects, as a way to facilitate discussion on priorities that have been brought up at Council Retreats the past few years. Van Beek asked council members to consider the balance of growth and development and service levels for quality of life as they viewed projects on the tour. Van Beek reminded council members that as discussions continue, to keep in mind housing support policies and their impact on financial decisions.

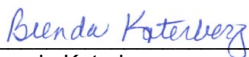
Peterson pointed out 43 points of interest on the tour located throughout all 6 wards. The locations showcased recently completed housing projects for all income levels, to vacant spaces that have received interest from possible developers, to transportation routes undergoing improvements, to City and HBPW projects. Peterson and Van Beek narrated the tour with information about each of the locations.

3. Other Business

No other business was conducted.

4. Adjournment – 7:30 p.m.

Respectfully Submitted,



Brenda Katerberg
City Clerk



Action Request

Requesting Department:	Submitted By:	Meeting Date:
City Finance	Lynn McCammon	July 1, 2026

Agenda Item:	Agenda Item #:
Finance - 12E4.1 Report - April Financial Reports	12E4.1

Meeting Type:	Attachments:
City Council Regular	April 2026 Monthly Financial Reports

Suggested Caption / Motion / Recommendation:
It is recommended that City Council receive and file the April 2026 Monthly Financial Reports.

Summary of Request:
Council is requested to accept as information the April Financial Reports as presented by the City's Finance Department.

Attached are the monthly reports for the April 2026 unaudited financials as prepared by the Finance Department and as reviewed by this office. This report represents 83.33% of the Fiscal Year (July 1, 2025 to June 30, 2026).

The monthly financial reports include the following:

- Summary of General Fund Revenues by Account Classification;
- Summary of General Fund Revenues and Expenditures by Department;
- Summary of All Funds Revenues and Expenditures and Changes in Fund Equity (including Capital Projects);
- Municipal Capital Improvement Fund (MCIF) Project Budget Report;
- Street Capital Project Budget Report.

Financial Information:
Total Cost: 0 General Fund Cost: 0 Included in Budget: Yes No N/A
If not included in budget, recommended funding source:

Action is related to the Strategic Plan and Business Plan:
Goal:
4: To Provide Quality Services to All Stakeholders

Objective:
4.6: Management and Administrative Services - provide effective leadership and support for citizens and operation.

City Manager: Recommended Not Recommended Without Recommendation

Board / Commission / Committee Approval Date:
Board / Commission / Committee Name: N/A

CITY MONTHLY FINANCIAL BY CLASSIFICATION REPORT FOR CITY OF HOLLAND

Balance As Of 04/30/2026
% Fiscal Year Completed: 83.29

GL Number	Description	25-26 Amended Budget	Activity For 04/30/2026	YTD Balance 04/30/2026	Available Balance 04/30/2026	% Bdgt Used	End Balance 06/30/2025
Fund: 101 GENERAL FUND							
Account Category: Revenues							
TAXES		17,196,000.00	82,782.29	17,032,769.08	163,230.92	99.05	15,393,140.67
LICENSES & PERMITS		1,109,000.00	265,899.00	1,127,079.55	(18,079.55)	101.63	1,658,984.73
STATE GRANTS		148,003.00	0.00	142,926.57	5,076.43	96.57	168,408.22
REVENUE SHARING		6,438,200.00	634,937.00	4,228,253.52	2,209,946.48	65.67	6,896,079.57
CHARGES FOR SERVICES		2,374,300.00	130,516.36	2,140,888.80	233,411.20	90.17	2,184,639.32
INTERESTS & RENTS		996,500.00	71,553.69	1,155,487.08	(158,987.08)	115.95	1,749,512.93
OTHER REVENUES		54,500.00	12,535.74	164,063.71	(109,563.71)	301.03	89,344.42
TRANSFERS IN		6,590,300.00	515,000.00	5,453,359.47	1,136,940.53	82.75	6,303,028.42
TRANSFER IN FROM COMPONENT UNITS		121,900.00	0.00	0.00	121,900.00	0.00	109,282.48
LOCAL UNIT CONTRIBUTIONS		154,000.00	8,114.18	100,316.10	53,683.90	65.14	152,452.26
FINES & FORFEITS		157,100.00	13,627.36	124,001.22	33,098.78	78.93	178,381.69
FEDERAL GRANTS		26,000.00	1,218.00	25,235.00	765.00	97.06	34,664.00
Revenues		<u>35,365,803.00</u>	<u>1,736,183.62</u>	<u>31,694,380.10</u>	<u>3,671,422.90</u>	<u>89.62</u>	<u>34,917,918.71</u>
Fund 101 - GENERAL FUND:							
TOTAL REVENUES		35,365,803.00	1,736,183.62	31,694,380.10	3,671,422.90	89.62	34,917,918.71

GENERAL FUND BY DEPARTMENT FOR CITY OF HOLLAND

Balance As Of 04/30/2026
 % Fiscal Year Completed: 83.29

*NOTE: Available Balance / Pct Budget does not reflect amounts encumbered.

GL Number	Description	25-26 Amended Budget	YTD Balance 04/30/2026	Activity For 04/30/2026	Available Balance 04/30/2026	% Bdgt Used	End Balance 06/30/2025
Fund: 101 GENERAL FUND							
Account Category: Revenues							
000	GENERAL	31,066,100.00	27,953,649.52	1,311,474.84	3,112,450.48	89.98	30,073,877.25
191	FINANCE	247,600.00	196,145.93	12,090.92	51,454.07	79.22	228,088.41
215	CLERK	85,700.00	75,564.78	23,251.00	10,135.22	88.17	98,140.65
253	TREASURER	69,600.00	51,116.16	2,669.16	18,483.84	73.44	59,918.55
257	PROPERTY ASSESSING	3,300.00	3,475.00	125.00	(175.00)	105.30	3,600.00
262	ELECTIONS	40,100.00	42,241.58		(2,141.58)	105.34	74,098.28
266	ATTORNEY SERVICES	0.00		(400.00)	0.00	0.00	
270	HUMAN RESOURCES	28,100.00	21,093.00		7,007.00	75.06	31,339.86
345	COMBINED PUBLIC SAFETY	623,103.00	434,285.13	31,052.68	188,817.87	69.70	672,875.70
371	RENTAL & CODE ENFORCEMENT	327,100.00	367,282.10	9,390.00	(40,182.10)	112.28	357,714.98
372	CONSTRUCTION INSPECTIONS	1,079,100.00	1,090,968.05	242,613.00	(11,868.05)	101.10	1,627,570.92
446	STREETS	267,800.00	202,722.90	2,618.08	65,077.10	75.70	272,659.35
447	TRANSP MANAGEMENT/ENGINEERING	25,000.00	38,970.69		(13,970.69)	155.88	(436.98)
567	CEMETERY	388,000.00	257,524.00	20,989.00	130,476.00	66.37	400,067.28
655	HUMAN RELATIONS	0.00	10,250.00		(10,250.00)	100.00	6,046.00
690	HOUSING & NEIGHBORHOOD SERVICES	0.00	675.00		(675.00)	100.00	3,604.00
701	PLANNING & ZONING	7,500.00	12,125.00	1,375.00	(4,625.00)	161.67	23,450.00
728	ECONOMIC DEVELOP & SUSTAINABILITY	47,300.00	5,600.00		41,700.00	11.84	9,800.00
753	RECREATION	764,700.00	734,157.95	63,729.30	30,542.05	96.01	603,305.28
754	PARKS	143,700.00	59,370.91	1,889.64	84,329.09	41.32	167,577.68
761	8TH STREET MARKET	152,000.00	137,162.40	13,316.00	14,837.60	90.24	204,621.50
Revenues		35,365,803.00	31,694,380.10	1,736,183.62	3,671,422.90	89.62	34,917,918.71
Account Category: Expenditures							
101	COUNCIL	359,444.04	233,555.62	14,082.94	125,888.42	64.98	235,008.40
172	MANAGER	509,733.38	408,118.47	36,600.45	101,614.91	80.07	495,880.16
191	FINANCE	907,203.13	738,441.08	63,371.13	168,762.05	81.40	830,812.88
215	CLERK	329,868.00	256,831.43	25,511.55	73,036.57	77.86	312,800.40
223	INDEPENDENT AUDIT	54,900.00	48,882.16		6,017.84	89.04	53,107.82
225	CONTINGENCIES APPROPRIATION	150,000.00			150,000.00	0.00	
253	TREASURER	219,543.95	173,660.93	13,869.26	45,883.02	79.10	220,271.59
257	PROPERTY ASSESSING	554,626.88	411,405.03	40,449.14	143,221.85	74.18	487,994.94
261	BOARDS AND COMMISSIONS	11,007.76	7,048.16	693.52	3,959.60	64.03	9,007.23
262	ELECTIONS	168,699.10	108,882.84	7,271.62	59,816.26	64.54	250,401.66
265	CITY HALL	258,415.97	197,851.86	31,738.38	60,564.11	76.56	230,661.54
266	ATTORNEY SERVICES	330,000.00	353,843.72	33,443.68	(23,843.72)	107.23	363,066.48
270	HUMAN RESOURCES	560,209.01	376,859.83	43,444.78	183,349.18	67.27	453,193.33
272	ADMINISTRATIVE SERVICES	2,632,100.00	2,425,255.51	32,511.07	206,844.49	92.14	857,033.92
345	COMBINED PUBLIC SAFETY	17,904,638.34	13,294,172.79	1,192,416.09	4,610,465.55	74.25	15,617,501.22
371	RENTAL & CODE ENFORCEMENT	608,083.49	469,128.53	44,660.03	138,954.96	77.15	542,078.49
372	CONSTRUCTION INSPECTIONS	1,250,589.63	969,357.85	87,591.54	281,231.78	77.51	1,178,804.95
446	STREETS	1,743,000.75	1,394,077.46	141,671.63	348,923.29	79.98	1,782,924.43
447	TRANSP MANAGEMENT/ENGINEERING	435,813.93	340,572.69	25,989.43	95,241.24	78.15	420,743.41
567	CEMETERY	962,815.06	697,623.21	50,873.65	265,191.85	72.46	893,016.32
655	HUMAN RELATIONS	389,948.85	259,029.96	21,626.70	130,918.89	66.43	334,581.85
690	HOUSING & NEIGHBORHOOD SERVICES	111,278.72	98,609.08	18,764.24	12,669.64	88.61	129,178.65
701	PLANNING & ZONING	482,759.07	297,538.31	28,196.24	185,220.76	61.63	396,122.54
728	ECONOMIC DEVELOP & SUSTAINABILITY	297,392.89	262,499.51	25,102.62	34,893.38	88.27	267,583.08

GENERAL FUND BY DEPARTMENT FOR CITY OF HOLLAND

Balance As Of 04/30/2026
 % Fiscal Year Completed: 83.29
 *NOTE: Available Balance / Pct Budget does not reflect amounts encumbered.

GL Number	Description	25-26 Amended Budget	YTD Balance 04/30/2026	Activity For 04/30/2026	Available Balance 04/30/2026	% Bdgt Used	End Balance 06/30/2025
Fund: 101 GENERAL FUND							
Account Category: Expenditures							
753	RECREATION	1,976,023.76	1,398,632.79	130,530.99	577,390.97	70.78	1,836,514.38
754	PARKS	3,195,225.57	2,314,112.57	158,029.77	881,113.00	72.42	2,549,153.21
761	8TH STREET MARKET	194,454.38	166,042.46	11,213.89	28,411.92	85.39	223,730.46
965	TRANSFERS OUT AND OTHER FINANCING USES	1,343,200.00	865,332.59	22,015.12	477,867.41	64.42	2,006,184.33
	Expenditures	<u>37,940,975.66</u>	<u>28,567,366.44</u>	<u>2,301,669.46</u>	<u>9,373,609.22</u>	<u>75.29</u>	<u>32,977,357.67</u>
Fund 101 - GENERAL FUND:							
	TOTAL REVENUES	35,365,803.00	31,694,380.10	1,736,183.62	3,671,422.90	89.62	34,917,918.71
	TOTAL EXPENDITURES	<u>37,940,975.66</u>	<u>28,567,366.44</u>	<u>2,301,669.46</u>	<u>9,373,609.22</u>	<u>75.29</u>	<u>32,977,357.67</u>
	NET OF REVENUES & EXPENDITURES:	(2,575,172.66)	3,127,013.66	(565,485.84)	(5,702,186.32)		1,940,561.04
	BEG. FUND BALANCE - ALL FUNDS	16,085,978.99	16,085,978.99				14,145,417.95
	END FUND BALANCE - ALL FUNDS	13,510,806.33	19,212,992.65				16,085,978.99

CITY MONTHLY FINANCIALS ALL FUNDS BUDGET REPORT FOR CITY OF HOLLAND

Balance As Of 04/30/2026
% Fiscal Year Completed: 83.29

GL Number	25-26 Amended Budget	Activity For 04/30/2026	YTD Balance 04/30/2026	Available Balance 04/30/2026	End Balance 06/30/2025
Fund 101 - GENERAL FUND:					
TOTAL REVENUES	35,365,803.00	1,736,183.62	31,694,380.10	3,671,422.90	34,917,918.71
TOTAL EXPENDITURES	37,940,975.66	2,301,669.46	28,567,366.44	9,373,609.22	32,977,357.67
NET OF REVENUES & EXPENDITURES:	(2,575,172.66)	(565,485.84)	3,127,013.66	(5,702,186.32)	1,940,561.04
BEG. FUND BALANCE	16,085,978.99		16,085,978.99		14,145,417.95
END FUND BALANCE	13,510,806.33		19,212,992.65		16,085,978.99
Fund 102 - BUDGET STABILIZATION:					
TOTAL REVENUES	0.00	0.00	0.00	0.00	305,200.00
TOTAL EXPENDITURES	310,300.00	0.00	10,302.49	299,997.51	24,281.78
NET OF REVENUES & EXPENDITURES:	(310,300.00)	0.00	(10,302.49)	(299,997.51)	280,918.22
BEG. FUND BALANCE	2,418,129.52		2,418,129.52		2,137,211.30
END FUND BALANCE	2,107,829.52		2,407,827.03		2,418,129.52
Fund 151 - CEMETERY PERPETUAL CARE:					
TOTAL REVENUES	90,000.00	5,177.92	65,553.52	24,446.48	287,167.03
TOTAL EXPENDITURES	0.00	0.00	0.00	0.00	75,028.42
NET OF REVENUES & EXPENDITURES:	90,000.00	5,177.92	65,553.52	24,446.48	212,138.61
BEG. FUND BALANCE	2,967,476.64		2,967,476.64		2,755,338.03
END FUND BALANCE	3,057,476.64		3,033,030.16		2,967,476.64
Fund 201 - ALLEGAN COUNTY ROAD TAX:					
TOTAL REVENUES	540,000.00	329.34	17,520.52	522,479.48	725,802.75
TOTAL EXPENDITURES	1,150,000.00	0.00	950,020.85	199,979.15	661,595.00
NET OF REVENUES & EXPENDITURES:	(610,000.00)	329.34	(932,500.33)	322,500.33	64,207.75
BEG. FUND BALANCE	1,062,577.69		1,062,577.69		998,369.94
END FUND BALANCE	452,577.69		130,077.36		1,062,577.69
Fund 202 - MVH MAJOR STREET:					
TOTAL REVENUES	4,775,400.00	437,774.38	3,101,488.79	1,673,911.21	4,933,140.22
TOTAL EXPENDITURES	5,653,851.03	79,370.69	3,994,777.32	1,659,073.71	5,445,040.50
NET OF REVENUES & EXPENDITURES:	(878,451.03)	358,403.69	(893,288.53)	14,837.50	(511,900.28)
BEG. FUND BALANCE	2,137,028.80		2,137,028.80		2,648,929.08
END FUND BALANCE	1,258,577.77		1,243,740.27		2,137,028.80
Fund 203 - MVH LOCAL STREET:					
TOTAL REVENUES	1,468,200.00	123,673.84	866,900.50	601,299.50	1,474,365.96
TOTAL EXPENDITURES	1,563,531.62	24,741.58	803,512.31	760,019.31	1,333,660.26
NET OF REVENUES & EXPENDITURES:	(95,331.62)	98,932.26	63,388.19	(158,719.81)	140,705.70
BEG. FUND BALANCE	455,593.51		455,593.51		314,887.81
END FUND BALANCE	360,261.89		518,981.70		455,593.51
Fund 204 - STREET IMPROVEMENTS RESERVE:					
TOTAL REVENUES	2,139,900.00	12,053.30	2,164,313.19	(24,413.19)	2,035,438.35
TOTAL EXPENDITURES	2,707,000.00	0.00	382,537.19	2,324,462.81	2,833,174.35

CITY MONTHLY FINANCIALS ALL FUNDS BUDGET REPORT FOR CITY OF HOLLAND

Balance As Of 04/30/2026
% Fiscal Year Completed: 83.29

GL Number	25-26 Amended Budget	Activity For 04/30/2026	YTD Balance 04/30/2026	Available Balance 04/30/2026	End Balance 06/30/2025
NET OF REVENUES & EXPENDITURES:	(567,100.00)	12,053.30	1,781,776.00	(2,348,876.00)	(797,736.00)
BEG. FUND BALANCE	1,127,403.84		1,127,403.84		1,925,139.84
END FUND BALANCE	560,303.84		2,909,179.84		1,127,403.84
Fund 211 - OTTAWA COUNTY ROAD TAX:					
TOTAL REVENUES	405,500.00	1,195.17	243,675.28	161,824.72	713,313.85
TOTAL EXPENDITURES	500,000.00	0.00	500,000.00	0.00	0.00
NET OF REVENUES & EXPENDITURES:	(94,500.00)	1,195.17	(256,324.72)	161,824.72	713,313.85
BEG. FUND BALANCE	726,305.33		726,305.33		12,991.48
END FUND BALANCE	631,805.33		469,980.61		726,305.33
Fund 231 - DOWNTOWN PARKING SYSTEM:					
TOTAL REVENUES	369,600.00	3,013.54	317,569.93	52,030.07	347,641.11
TOTAL EXPENDITURES	425,220.58	14,530.98	327,746.14	97,474.44	421,022.14
NET OF REVENUES & EXPENDITURES:	(55,620.58)	(11,517.44)	(10,176.21)	(45,444.37)	(73,381.03)
BEG. FUND BALANCE	137,139.76		137,139.76		210,520.79
END FUND BALANCE	81,519.18		126,963.55		137,139.76
Fund 235 - DOWNTOWN SNOWMELT OPERATING:					
TOTAL REVENUES	427,900.00	1,263.83	451,059.53	(23,159.53)	430,512.46
TOTAL EXPENDITURES	382,700.00	19,812.83	161,780.67	220,919.33	355,866.00
NET OF REVENUES & EXPENDITURES:	45,200.00	(18,549.00)	289,278.86	(244,078.86)	74,646.46
BEG. FUND BALANCE	190,280.40		190,280.40		115,633.94
END FUND BALANCE	235,480.40		479,559.26		190,280.40
Fund 238 - PRINCIPAL SHOPPING DISTRICT:					
TOTAL REVENUES	342,845.00	7,424.18	335,972.84	6,872.16	330,717.45
TOTAL EXPENDITURES	355,296.92	40,182.79	309,941.36	45,355.56	385,740.60
NET OF REVENUES & EXPENDITURES:	(12,451.92)	(32,758.61)	26,031.48	(38,483.40)	(55,023.15)
BEG. FUND BALANCE	66,312.63		66,312.63		121,335.78
END FUND BALANCE	53,860.71		92,344.11		66,312.63
Fund 242 - LOCAL BROWNFIELD REVOLVING:					
TOTAL REVENUES	846,100.00	6,273.70	900,542.22	(54,442.22)	553,655.23
TOTAL EXPENDITURES	38,000.00	0.00	0.00	38,000.00	21,716.50
NET OF REVENUES & EXPENDITURES:	808,100.00	6,273.70	900,542.22	(92,442.22)	531,938.73
BEG. FUND BALANCE	1,574,683.47		1,574,683.47		1,042,744.74
END FUND BALANCE	2,382,783.47		2,475,225.69		1,574,683.47
Fund 243 - BROWNFIELD FUND:					
TOTAL REVENUES	3,761,600.00	(27,569.61)	3,621,504.00	140,096.00	3,589,246.46
TOTAL EXPENDITURES	3,281,200.00	0.00	1,304,617.24	1,976,582.76	4,175,805.42
NET OF REVENUES & EXPENDITURES:	480,400.00	(27,569.61)	2,316,886.76	(1,836,486.76)	(586,558.96)
BEG. FUND BALANCE	301,613.73		301,613.73		888,172.69
END FUND BALANCE	782,013.73		2,618,500.49		301,613.73

CITY MONTHLY FINANCIALS ALL FUNDS BUDGET REPORT FOR CITY OF HOLLAND

Balance As Of 04/30/2026
% Fiscal Year Completed: 83.29

GL Number	25-26 Amended Budget	Activity For 04/30/2026	YTD Balance 04/30/2026	Available Balance 04/30/2026	End Balance 06/30/2025
Fund 245 - CATV-PUBLIC ACCESS TELEVISION:					
TOTAL REVENUES	266,500.00	6,468.54	167,938.32	98,561.68	361,955.91
TOTAL EXPENDITURES	436,280.16	26,125.84	298,343.52	137,936.64	442,333.00
NET OF REVENUES & EXPENDITURES:	(169,780.16)	(19,657.30)	(130,405.20)	(39,374.96)	(80,377.09)
BEG. FUND BALANCE	192,812.12		192,812.12		273,189.21
END FUND BALANCE	23,031.96		62,406.92		192,812.12
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:					
TOTAL REVENUES	334,500.00	22,001.26	330,484.90	4,015.10	321,662.52
TOTAL EXPENDITURES	352,862.37	19,057.06	242,798.96	110,063.41	292,293.45
NET OF REVENUES & EXPENDITURES:	(18,362.37)	2,944.20	87,685.94	(106,048.31)	29,369.07
BEG. FUND BALANCE	313,776.75		313,776.75		284,407.68
END FUND BALANCE	295,414.38		401,462.69		313,776.75
Fund 250 - SMARTZONE FUND:					
TOTAL REVENUES	915,000.00	17,876.60	1,043,514.93	(128,514.93)	954,556.46
TOTAL EXPENDITURES	1,143,100.00	58,575.96	517,894.97	625,205.03	1,466,592.28
NET OF REVENUES & EXPENDITURES:	(228,100.00)	(40,699.36)	525,619.96	(753,719.96)	(512,035.82)
BEG. FUND BALANCE	643,367.68		643,367.68		1,155,403.50
END FUND BALANCE	415,267.68		1,168,987.64		643,367.68
Fund 252 - HOLLAND ENERGY FUND:					
TOTAL REVENUES	326,000.00	10,722.30	254,799.11	71,200.89	419,918.65
TOTAL EXPENDITURES	324,079.09	21,853.79	97,723.95	226,355.14	178,615.82
NET OF REVENUES & EXPENDITURES:	1,920.91	(11,131.49)	157,075.16	(155,154.25)	241,302.83
BEG. FUND BALANCE	1,309,873.55		1,309,873.55		1,068,570.72
END FUND BALANCE	1,311,794.46		1,466,948.71		1,309,873.55
Fund 266 - CRIMINAL JUSTICE TRAINING:					
TOTAL REVENUES	17,200.00	11,211.40	22,739.40	(5,539.40)	20,538.10
TOTAL EXPENDITURES	17,300.00	0.00	11,271.80	6,028.20	10,398.28
NET OF REVENUES & EXPENDITURES:	(100.00)	11,211.40	11,467.60	(11,567.60)	10,139.82
BEG. FUND BALANCE	31,801.66		31,801.66		21,661.84
END FUND BALANCE	31,701.66		43,269.26		31,801.66
Fund 272 - FEDERAL GRANTS-HUD:					
TOTAL REVENUES	0.00	7,663.79	220,415.30	(220,415.30)	357,591.48
TOTAL EXPENDITURES	145,342.68	17,149.40	245,185.94	(99,843.26)	382,805.65
NET OF REVENUES & EXPENDITURES:	(145,342.68)	(9,485.61)	(24,770.64)	(120,572.04)	(25,214.17)
BEG. FUND BALANCE	9,301.99		9,301.99		34,516.16
END FUND BALANCE	(136,040.69)		(15,468.65)		9,301.99
Fund 273 - FEDERAL GRANTS-DOJ:					
TOTAL REVENUES	260,000.00	64,954.12	226,825.74	33,174.26	342,565.20
TOTAL EXPENDITURES	334,597.74	22,015.12	240,563.31	94,034.43	338,293.71

CITY MONTHLY FINANCIALS ALL FUNDS BUDGET REPORT FOR CITY OF HOLLAND

Balance As of 04/30/2026
% Fiscal Year Completed: 83.29

GL Number	25-26 Amended Budget	Activity For 04/30/2026	YTD Balance 04/30/2026	Available Balance 04/30/2026	End Balance 06/30/2025
NET OF REVENUES & EXPENDITURES:	(74,597.74)	42,939.00	(13,737.57)	(60,860.17)	4,271.49
BEG. FUND BALANCE	143.94		143.94		(4,127.55)
END FUND BALANCE	(74,453.80)		(13,593.63)		143.94
Fund 278 - REVOLVING CASH ASSISTANCE:					
TOTAL REVENUES	119,100.00	864.80	100,372.26	18,727.74	155,557.51
TOTAL EXPENDITURES	0.00	0.00	0.00	0.00	200,000.00
NET OF REVENUES & EXPENDITURES:	119,100.00	864.80	100,372.26	18,727.74	(44,442.49)
BEG. FUND BALANCE	231,290.63		231,290.63		275,733.12
END FUND BALANCE	350,390.63		331,662.89		231,290.63
Fund 279 - OTHER FEDERAL GRANTS:					
TOTAL REVENUES	0.00	0.00	25,661.21	(25,661.21)	22,097.69
TOTAL EXPENDITURES	0.00	2,819.94	21,740.89	(21,740.89)	22,097.69
NET OF REVENUES & EXPENDITURES:	0.00	(2,819.94)	3,920.32	(3,920.32)	0.00
BEG. FUND BALANCE	0.00		0.00		0.00
END FUND BALANCE	0.00		3,920.32		0.00
Fund 280 - STATE GRANTS:					
TOTAL REVENUES	10,000.00	2,400.00	109,294.45	(99,294.45)	1,650.00
TOTAL EXPENDITURES	99,000.00	0.00	106,345.87	(7,345.87)	1,650.00
NET OF REVENUES & EXPENDITURES:	(89,000.00)	2,400.00	2,948.58	(91,948.58)	0.00
BEG. FUND BALANCE	0.00		0.00		0.00
END FUND BALANCE	(89,000.00)		2,948.58		0.00
Fund 281 - LOCAL GRANTS:					
TOTAL REVENUES	0.00	352.00	33,423.42	(33,423.42)	96,759.61
TOTAL EXPENDITURES	0.00	352.00	38,516.76	(38,516.76)	94,154.78
NET OF REVENUES & EXPENDITURES:	0.00	0.00	(5,093.34)	5,093.34	2,604.83
BEG. FUND BALANCE	19,097.90		19,097.90		16,493.07
END FUND BALANCE	19,097.90		14,004.56		19,097.90
Fund 284 - OPIOID SETTLEMENT:					
TOTAL REVENUES	30,000.00	0.00	33,767.44	(3,767.44)	34,808.47
TOTAL EXPENDITURES	90,000.00	0.00	0.00	90,000.00	90,000.00
NET OF REVENUES & EXPENDITURES:	(60,000.00)	0.00	33,767.44	(93,767.44)	(55,191.53)
BEG. FUND BALANCE	80,808.86		80,808.86		136,000.39
END FUND BALANCE	20,808.86		114,576.30		80,808.86
Fund 285 - DANGEROUS STRUCTURES REVOLVING:					
TOTAL REVENUES	0.00	0.00	8,098.81	(8,098.81)	(75.70)
TOTAL EXPENDITURES	3,100.00	0.00	0.00	3,100.00	7,053.04
NET OF REVENUES & EXPENDITURES:	(3,100.00)	0.00	8,098.81	(11,198.81)	(7,128.74)
BEG. FUND BALANCE	4,268.96		4,268.96		11,397.70
END FUND BALANCE	1,168.96		12,367.77		4,268.96

CITY MONTHLY FINANCIALS ALL FUNDS BUDGET REPORT FOR CITY OF HOLLAND

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% Fiscal Year Completed: 83.29

GL Number	25-26 Amended Budget	Activity For 04/30/2026	YTD Balance 04/30/2026	Available Balance 04/30/2026	End Balance 06/30/2025
Fund 286 - SPECIFIED DONATIONS:					
TOTAL REVENUES	0.00	17,974.44	98,458.67	(98,458.67)	203,953.19
TOTAL EXPENDITURES	1,228,820.36	11,490.39	89,154.51	1,139,665.85	1,109,982.41
NET OF REVENUES & EXPENDITURES:	(1,228,820.36)	6,484.05	9,304.16	(1,238,124.52)	(906,029.22)
BEG. FUND BALANCE	1,228,820.36		1,228,820.36		2,134,849.58
FUND BALANCE ADJUSTMENTS			25,311.82		0.00
END FUND BALANCE	0.00		1,263,436.34		1,228,820.36
Fund 301 - GENERAL OBLIGATION DEBT:					
TOTAL REVENUES	8,979,500.00	27,408.77	8,642,568.59	336,931.41	9,572,941.11
TOTAL EXPENDITURES	9,424,300.00	2,463,409.88	8,990,223.91	434,076.09	9,353,637.35
NET OF REVENUES & EXPENDITURES:	(444,800.00)	(2,436,001.11)	(347,655.32)	(97,144.68)	219,303.76
BEG. FUND BALANCE	1,733,451.14		1,733,451.14		1,514,147.38
END FUND BALANCE	1,288,651.14		1,385,795.82		1,733,451.14
Fund 388 - ACT 99 2015 ENERGY PERFORMANCE:					
TOTAL REVENUES	335,700.00	0.00	167,840.54	167,859.46	335,681.08
TOTAL EXPENDITURES	335,700.00	0.00	167,840.54	167,859.46	335,681.08
NET OF REVENUES & EXPENDITURES:	0.00	0.00	0.00	0.00	0.00
BEG. FUND BALANCE	0.00		0.00		0.00
END FUND BALANCE	0.00		0.00		0.00
Fund 401 - MUNICIPAL CAPITAL IMPROV.:					
TOTAL REVENUES	6,868,100.00	286,994.33	8,022,144.26	(1,154,044.26)	6,792,179.53
TOTAL EXPENDITURES	15,392,186.39	270,415.28	7,634,017.49	7,758,168.90	16,744,758.74
NET OF REVENUES & EXPENDITURES:	(8,524,086.39)	16,579.05	388,126.77	(8,912,213.16)	(9,952,579.21)
BEG. FUND BALANCE	10,506,954.22		10,506,954.22		20,459,533.43
END FUND BALANCE	1,982,867.83		10,895,080.99		10,506,954.22
Fund 431 - STREET IMPROVEMENT CAPITAL PROJECTS:					
TOTAL REVENUES	4,357,000.00	14,394.06	2,585,564.43	1,771,435.57	11,514,254.75
TOTAL EXPENDITURES	6,889,291.00	978,194.79	7,829,738.84	(940,447.84)	22,080,693.91
NET OF REVENUES & EXPENDITURES:	(2,532,291.00)	(963,800.73)	(5,244,174.41)	2,711,883.41	(10,566,439.16)
BEG. FUND BALANCE	7,807,415.87		7,807,415.87		18,373,855.03
END FUND BALANCE	5,275,124.87		2,563,241.46		7,807,415.87
Fund 432 - SIDEWALK IMPROVEMENTS/REPAIRS:					
TOTAL REVENUES	319,200.00	1,679.43	272,978.41	46,221.59	315,964.46
TOTAL EXPENDITURES	317,008.33	7,633.65	344,055.92	(27,047.59)	245,935.21
NET OF REVENUES & EXPENDITURES:	2,191.67	(5,954.22)	(71,077.51)	73,269.18	70,029.25
BEG. FUND BALANCE	364,292.94		364,292.94		294,263.69
END FUND BALANCE	366,484.61		293,215.43		364,292.94
Fund 433 - RAILROAD CROSSING CLOSINGS:					
TOTAL REVENUES	0.00	147.64	1,407.72	(1,407.72)	2,288.34

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GL Number	25-26 Amended Budget	Activity For 04/30/2026	YTD Balance 04/30/2026	Available Balance 04/30/2026	End Balance 06/30/2025
TOTAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00
NET OF REVENUES & EXPENDITURES:	0.00	147.64	1,407.72	(1,407.72)	2,288.34
BEG. FUND BALANCE	56,816.10		56,816.10		54,527.76
END FUND BALANCE	56,816.10		58,223.82		56,816.10
Fund 510 - ICE PARK FUND:					
TOTAL REVENUES	440,000.00	494.82	541,853.79	(101,853.79)	0.00
TOTAL EXPENDITURES	435,619.32	21,729.38	356,302.45	79,316.87	0.00
NET OF REVENUES & EXPENDITURES:	4,380.68	(21,234.56)	185,551.34	(181,170.66)	0.00
BEG. FUND BALANCE	0.00		0.00		0.00
END FUND BALANCE	4,380.68		185,551.34		0.00
Fund 545 - WINDMILL ISLAND GARDENS:					
TOTAL REVENUES	1,731,600.00	222,870.05	1,124,229.67	607,370.33	2,776,367.45
TOTAL EXPENDITURES	2,491,990.58	91,755.98	1,050,892.13	1,441,098.45	1,266,116.31
NET OF REVENUES & EXPENDITURES:	(760,390.58)	131,114.07	73,337.54	(833,728.12)	1,510,251.14
BEG. FUND BALANCE	7,454,653.86		7,454,653.86		5,944,482.67
FUND BALANCE ADJUSTMENTS			0.00		(79.95)
END FUND BALANCE	6,694,263.28		7,527,991.40		7,454,653.86
Fund 575 - CITY HALL CELEBRATION CLUB:					
TOTAL REVENUES	5,500.00	394.47	4,343.16	1,156.84	6,728.12
TOTAL EXPENDITURES	5,500.00	193.16	2,714.51	2,785.49	2,434.35
NET OF REVENUES & EXPENDITURES:	0.00	201.31	1,628.65	(1,628.65)	4,293.77
BEG. FUND BALANCE	6,142.15		6,142.15		1,848.38
END FUND BALANCE	6,142.15		7,770.80		6,142.15
Fund 576 - POLICE EMPLOYEES BENEFIT:					
TOTAL REVENUES	6,100.00	699.20	5,827.53	272.47	6,426.46
TOTAL EXPENDITURES	6,100.00	301.76	4,072.98	2,027.02	3,006.46
NET OF REVENUES & EXPENDITURES:	0.00	397.44	1,754.55	(1,754.55)	3,420.00
BEG. FUND BALANCE	10,012.90		10,012.90		6,592.90
END FUND BALANCE	10,012.90		11,767.45		10,012.90
Fund 577 - TRANSPORTATION EMPLOYEES BENEFIT:					
TOTAL REVENUES	2,100.00	152.49	1,665.81	434.19	2,043.57
TOTAL EXPENDITURES	2,100.00	0.00	1,023.85	1,076.15	3,187.94
NET OF REVENUES & EXPENDITURES:	0.00	152.49	641.96	(641.96)	(1,144.37)
BEG. FUND BALANCE	1,580.31		1,580.31		2,724.68
END FUND BALANCE	1,580.31		2,222.27		1,580.31
Fund 578 - PARK/CEM EMPLOYEES BENEFIT:					
TOTAL REVENUES	0.00	1.62	17.12	(17.12)	24.85
TOTAL EXPENDITURES	100.00	0.00	0.00	100.00	0.00
NET OF REVENUES & EXPENDITURES:	(100.00)	1.62	17.12	(117.12)	24.85

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BEG. FUND BALANCE	527.76		527.76		502.91
END FUND BALANCE	427.76		544.88		527.76
Fund 579 - FIRE EMPLOYEES BENEFIT FUND:					
TOTAL REVENUES	1,000.00	257.61	2,688.16	(1,688.16)	2,148.11
TOTAL EXPENDITURES	1,000.00	246.40	1,877.25	(877.25)	2,091.30
NET OF REVENUES & EXPENDITURES:	0.00	11.21	810.91	(810.91)	56.81
BEG. FUND BALANCE	2,482.03		2,482.03		2,425.22
END FUND BALANCE	2,482.03		3,292.94		2,482.03
Fund 581 - AIRPORT FACILITIES & MANAGEMENT:					
TOTAL REVENUES	148,800.00	578.87	147,311.31	1,488.69	140,785.45
TOTAL EXPENDITURES	528,900.00	0.00	145,058.65	383,841.35	450,395.60
NET OF REVENUES & EXPENDITURES:	(380,100.00)	578.87	2,252.66	(382,352.66)	(309,610.15)
BEG. FUND BALANCE	6,217,977.62		6,217,977.62		6,527,587.77
END FUND BALANCE	5,837,877.62		6,220,230.28		6,217,977.62
Fund 593 - CIVIC CENTER PLACE:					
TOTAL REVENUES	708,200.00	0.00	378,418.33	329,781.67	1,061,586.46
TOTAL EXPENDITURES	708,313.82	129,011.09	790,896.76	(82,582.94)	1,061,577.66
NET OF REVENUES & EXPENDITURES:	(113.82)	(129,011.09)	(412,478.43)	412,364.61	8.80
BEG. FUND BALANCE	0.00		0.00		71.15
FUND BALANCE ADJUSTMENTS			0.00		(79.95)
END FUND BALANCE	(113.82)		(412,478.43)		0.00
Fund 596 - SOLID WASTE:					
TOTAL REVENUES	3,180,900.00	241,688.42	2,580,964.78	599,935.22	3,082,493.49
TOTAL EXPENDITURES	3,078,799.23	212,905.84	2,189,937.01	888,862.22	2,758,135.36
NET OF REVENUES & EXPENDITURES:	102,100.77	28,782.58	391,027.77	(288,927.00)	324,358.13
BEG. FUND BALANCE	1,835,225.49		1,835,225.49		1,510,906.40
FUND BALANCE ADJUSTMENTS			0.00		(39.04)
END FUND BALANCE	1,937,326.26		2,226,253.26		1,835,225.49
Fund 636 - TECHNOLOGY SERVICES:					
TOTAL REVENUES	1,562,900.00	122,416.49	1,238,786.62	324,113.38	1,500,183.17
TOTAL EXPENDITURES	1,607,043.08	84,749.18	1,332,174.91	274,868.17	1,264,203.07
NET OF REVENUES & EXPENDITURES:	(44,143.08)	37,667.31	(93,388.29)	49,245.21	235,980.10
BEG. FUND BALANCE	584,108.59		584,108.59		348,461.67
FUND BALANCE ADJUSTMENTS			0.00		(333.18)
END FUND BALANCE	539,965.51		490,720.30		584,108.59
Fund 642 - FUEL DISPENSING FUND:					
TOTAL REVENUES	786,000.00	84,670.99	627,584.18	158,415.82	747,035.28
TOTAL EXPENDITURES	780,600.00	82,547.23	621,458.19	159,141.81	750,664.39
NET OF REVENUES & EXPENDITURES:	5,400.00	2,123.76	6,125.99	(725.99)	(3,629.11)
BEG. FUND BALANCE	262,908.24		262,908.24		266,537.35

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END FUND BALANCE	268,308.24		269,034.23		262,908.24
Fund 653 - POSTAGE SERVICES:					
TOTAL REVENUES	22,300.00	1,212.20	14,071.01	8,228.99	14,862.26
TOTAL EXPENDITURES	24,000.00	1,845.08	16,335.71	7,664.29	15,905.83
NET OF REVENUES & EXPENDITURES:	(1,700.00)	(632.88)	(2,264.70)	564.70	(1,043.57)
BEG. FUND BALANCE	4,581.93		4,581.93		5,625.50
END FUND BALANCE	2,881.93		2,317.23		4,581.93
Fund 661 - CENTRALIZED VEHICLES & EQUIPMENT:					
TOTAL REVENUES	4,707,700.00	73,315.93	3,486,693.44	1,221,006.56	4,194,842.13
TOTAL EXPENDITURES	5,499,526.95	220,573.34	3,424,367.90	2,075,159.05	3,634,131.27
NET OF REVENUES & EXPENDITURES:	(791,826.95)	(147,257.41)	62,325.54	(854,152.49)	560,710.86
BEG. FUND BALANCE	7,131,135.06		7,131,135.06		6,571,134.52
FUND BALANCE ADJUSTMENTS			0.00		(710.32)
END FUND BALANCE	6,339,308.11		7,193,460.60		7,131,135.06
Fund 675 - CASH/INVESTMENTS POOL:					
TOTAL REVENUES	0.00	35,896.00	42,104.48	(42,104.48)	0.00
TOTAL EXPENDITURES	0.00	84.56	2,136.01	(2,136.01)	0.00
NET OF REVENUES & EXPENDITURES:	0.00	35,811.44	39,968.47	(39,968.47)	0.00
BEG. FUND BALANCE	0.00		0.00		0.00
END FUND BALANCE	0.00		39,968.47		0.00
Fund 676 - WORKERS COMP INSURANCE:					
TOTAL REVENUES	317,000.00	22,266.84	251,005.86	65,994.14	318,489.72
TOTAL EXPENDITURES	305,000.00	24,081.10	221,477.90	83,522.10	317,178.20
NET OF REVENUES & EXPENDITURES:	12,000.00	(1,814.26)	29,527.96	(17,527.96)	1,311.52
BEG. FUND BALANCE	44,063.75		44,063.75		42,752.23
END FUND BALANCE	56,063.75		73,591.71		44,063.75
Fund 677 - INCOME PROTECTION INSURANCE:					
TOTAL REVENUES	121,500.00	4,967.89	77,501.70	43,998.30	126,077.94
TOTAL EXPENDITURES	86,800.00	6,418.25	50,186.16	36,613.84	158,733.62
NET OF REVENUES & EXPENDITURES:	34,700.00	(1,450.36)	27,315.54	7,384.46	(32,655.68)
BEG. FUND BALANCE	287,142.97		287,142.97		319,798.65
END FUND BALANCE	321,842.97		314,458.51		287,142.97
Fund 678 - HEALTH/DENTAL INSURANCE:					
TOTAL REVENUES	6,401,700.00	241,754.94	4,245,696.84	2,156,003.16	6,491,563.69
TOTAL EXPENDITURES	7,931,200.04	281,908.39	4,614,503.38	3,316,696.66	7,144,273.27
NET OF REVENUES & EXPENDITURES:	(1,529,500.04)	(40,153.45)	(368,806.54)	(1,160,693.50)	(652,709.58)
BEG. FUND BALANCE	3,416,384.16		3,416,384.16		4,069,093.74
END FUND BALANCE	1,886,884.12		3,047,577.62		3,416,384.16

CITY MONTHLY FINANCIALS ALL FUNDS BUDGET REPORT FOR CITY OF HOLLAND

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GL Number	25-26 Amended Budget	Activity For 04/30/2026	YTD Balance 04/30/2026	Available Balance 04/30/2026	End Balance 06/30/2025
Fund 681 - VEHICLE INSURANCE:					
TOTAL REVENUES	158,400.00	285.54	77,105.92	81,294.08	157,143.51
TOTAL EXPENDITURES	143,700.00	0.00	229,410.30	(85,710.30)	181,231.44
NET OF REVENUES & EXPENDITURES:	14,700.00	285.54	(152,304.38)	167,004.38	(24,087.93)
BEG. FUND BALANCE	311,223.85		311,223.85		335,311.78
END FUND BALANCE	325,923.85		158,919.47		311,223.85
Fund 682 - PROPERTY INSURANCE:					
TOTAL REVENUES	186,700.00	798.21	155,551.29	31,148.71	194,827.79
TOTAL EXPENDITURES	174,900.00	0.00	144,409.35	30,490.65	195,572.19
NET OF REVENUES & EXPENDITURES:	11,800.00	798.21	11,141.94	658.06	(744.40)
BEG. FUND BALANCE	354,648.08		354,648.08		355,392.48
END FUND BALANCE	366,448.08		365,790.02		354,648.08
Fund 683 - LIABILITY INSURANCE:					
TOTAL REVENUES	277,900.00	(501.31)	234,039.49	43,860.51	299,008.60
TOTAL EXPENDITURES	342,000.00	111.54	408,370.68	(66,370.68)	335,269.92
NET OF REVENUES & EXPENDITURES:	(64,100.00)	(612.85)	(174,331.19)	110,231.19	(36,261.32)
BEG. FUND BALANCE	109,567.52		109,567.52		145,828.84
END FUND BALANCE	45,467.52		(64,763.67)		109,567.52
Report Totals:					
TOTAL REVENUES - ALL FUNDS	94,436,948.00	3,854,127.96	81,386,238.82	13,050,709.18	103,593,605.99
TOTAL EXPENDITURES - ALL FUNDS	114,994,236.95	7,537,863.71	79,795,625.27	35,198,611.68	121,651,373.22
NET OF REVENUES & EXPENDITURES:	(20,557,288.95)	(3,683,735.75)	1,590,613.55	(22,147,902.50)	(18,057,767.23)

MCIF BUDGET REPORT FOR CITY OF HOLLAND

Balance As Of 04/30/2026

% Fiscal Year Completed: 83.29

*NOTE: Available Balance / Pct Budget does not reflect amounts encumbered.

GL Number	Description	25-26 Amended Budget	Activity For 04/30/2026	YTD TRANSACTIONS	% Bdgt Used	Available Balance 04/30/2026
Fund: 401 MUNICIPAL CAPITAL IMPROV.						
Account Category: Revenues						
Department: 000.000 GENERAL						
Project:						
401-000.000-402.000	PROPERTY TAXES-REGULAR LEVY	157,600.00	620.98	155,863.61	98.90	1,736.39
401-000.000-437.000	PROPERTY TAXES IFT	5,200.00		5,224.60	100.47	(24.60)
401-000.000-569.000	STATE GRANT	2,150,000.00			0.00	2,150,000.00
401-000.000-573.000	SMALL TAXPAYER PPT LOSS REIMBURSEMEN	14,700.00		14,340.54	97.55	359.46
401-000.000-665.000	INVESTMENT INCOME	201,300.00	27,455.35	302,618.02	150.33	(101,318.02)
401-000.000-665.905	RENTAL-AGRICULTURAL LAND LEASE	1,100.00		1,225.50	111.41	(125.50)
401-000.000-699.231	TRANSFER FROM PARKING FUND	25,000.00			0.00	25,000.00
401-000.000-699.243	TSFR FROM BROWNFIELD CAPTURE	1,304,500.00			0.00	1,304,500.00
401-000.000-699.286	TRANSFER IN FROM SPECIFIED DONATIONS	175,000.00			0.00	175,000.00
401-000.000-699.582	TSFR IN FROM HBPW	2,216,000.00	184,668.00	1,846,680.00	83.33	369,320.00
Total Project [No Project]:		6,250,400.00	212,744.33	2,325,952.27	37.21	3,924,447.73
Total Dept 000.000 - GENERAL		6,250,400.00	212,744.33	2,325,952.27	37.21	3,924,447.73
Department: 248.000 DOWNTOWN AREA						
Project:						
401-248.000-581.600	CONTRIB FROM OTHER GOVTS-SMARTZONE	166,700.00			0.00	166,700.00
Total Project [No Project]:		166,700.00	0.00	0.00	0.00	166,700.00
Total Dept 248.000 - DOWNTOWN AREA		166,700.00	0.00	0.00	0.00	166,700.00
Department: 336.998 PUBLIC SAFETY - FIRE						
Project:						
401-336.998-665.200	INVESTMENT INCOME BOND PROCEEDS	0.00		103,580.81	100.00	(103,580.81)
Total Project [No Project]:		0.00	0.00	103,580.81	100.00	(103,580.81)
Total Dept 336.998 - PUBLIC SAFETY - FIRE		0.00	0.00	103,580.81	100.00	(103,580.81)
Department: 754.754 PARKS PROJECTS						
Project:						
401-754.754-674.000	PRIVATE DONATIONS	451,000.00		10,000.00	2.22	441,000.00
Total Project [No Project]:		451,000.00	0.00	10,000.00	2.22	441,000.00
Total Dept 754.754 - PARKS PROJECTS		451,000.00	0.00	10,000.00	2.22	441,000.00
Department: 900.200 DOWNTOWN						
Project: 25-MCIF00003 WOW ICE RINK						
401-900.200-674.000-25-MCIF00003	DONATIONS-ICE RINK	0.00	74,250.00	5,008,665.99	100.00	(5,008,665.99)
Total Project 25-MCIF00003:		0.00	74,250.00	5,008,665.99	100.00	(5,008,665.99)
Total Dept 900.200 - DOWNTOWN		0.00	74,250.00	5,008,665.99	100.00	(5,008,665.99)
Department: 900.300 CITY MCIF-PUBLIC SAFETY PROJECTS						
Project: 25-MCIF00002 KOLLEN PARK FIRE STATION						
401-900.300-682.000-25-MCIF00002	REIMBURSEMENTS	0.00		2,245.19	100.00	(2,245.19)
Total Project 25-MCIF00002:		0.00	0.00	2,245.19	100.00	(2,245.19)
Total Dept 900.300 - CITY MCIF-PUBLIC SAFETY PROJECTS		0.00	0.00	2,245.19	100.00	(2,245.19)

MCIF BUDGET REPORT FOR CITY OF HOLLAND

Balance As Of 04/30/2026

% Fiscal Year Completed: 83.29

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GL Number	Description	25-26 Amended Budget	Activity For 04/30/2026	YTD TRANSACTIONS	% Bdgt Used	Available Balance 04/30/2026
Fund: 401 MUNICIPAL CAPITAL IMPROV.						
Account Category: Revenues						
Department: 900.550 CITY MCIF-RECREATION PROJECTS						
Project: 25-MCIF00003 WOW ICE RINK						
401-900.550-569.000-25-MCIF00003	STATE GRANT	0.00		400,000.00	100.00	(400,000.00)
401-900.550-581.600-25-MCIF00003	CONTRIB FROM OTHER GOVTS-SMARTZONE	0.00		166,700.00	100.00	(166,700.00)
Total Project 25-MCIF00003:		0.00	0.00	566,700.00	100.00	(566,700.00)
Total Dept 900.550 - CITY MCIF-RECREATION PROJECTS		0.00	0.00	566,700.00	100.00	(566,700.00)
Department: 900.600 COMMUNITY DEVELOPMENT PROJECTS						
Project: 25-MCIF00013 RECYCLING CENTER						
401-900.600-674.010-25-MCIF00013	PRIVATE DONATIONS MI RECYCLING COALI	0.00		5,000.00	100.00	(5,000.00)
Total Project 25-MCIF00013:		0.00	0.00	5,000.00	100.00	(5,000.00)
Total Dept 900.600 - COMMUNITY DEVELOPMENT PROJECTS		0.00	0.00	5,000.00	100.00	(5,000.00)
	Revenues	6,868,100.00	286,994.33	8,022,144.26	116.80	(1,154,044.26)
Account Category: Expenditures						
Department: 301.100 PUBLIC SAFETY - POLICE						
Project:						
977.000	MACHINERY & EQUIPMENT GENERAL	0.00		3,768.00	100.00	(3,768.00)
Total Project [No Project]:		0.00	0.00	3,768.00	100.00	(3,768.00)
Total Dept 301.100 - PUBLIC SAFETY - POLICE		0.00	0.00	3,768.00	100.00	(3,768.00)
Department: 900.100 MANAGEMENT & ADMINISTRATION						
Project:						
931.593	BLDG & GRNDS MAINT-CIVIC CENTER	25,000.00	1,637.43	28,092.85	112.37	(3,092.85)
977.593	MACHINERY & EQUIPMENT-CIVIC CENTER	75,000.00		3,418.98	4.56	71,581.02
Total Project [No Project]:		100,000.00	1,637.43	31,511.83	31.51	68,488.17
Project: 25-MCIF00001 CITY HALL OFFICE RENOVATIONS						
975.000	BUILDINGS & STRUCTURES	801,934.00		496,646.54	61.93	305,287.46
Total Project 25-MCIF00001:		801,934.00	0.00	496,646.54	61.93	305,287.46
Project: 26-MCIF00019 CITY HALL CHILLER						
977.000	MACHINERY & EQUIPMENT GENERAL	438,000.00		325,177.20	74.24	112,822.80
Total Project 26-MCIF00019:		438,000.00	0.00	325,177.20	74.24	112,822.80
Project: 26-MCIF00020 IT FIRE SUPPRESSION (HPD)						
977.000	MACHINERY & EQUIPMENT GENERAL	25,000.00			0.00	25,000.00
Total Project 26-MCIF00020:		25,000.00	0.00	0.00	0.00	25,000.00
Total Dept 900.100 - MANAGEMENT & ADMINISTRATION		1,364,934.00	1,637.43	853,335.57	62.52	511,598.43
Department: 900.200 DOWNTOWN						
Project:						
974.000	LAND IMPROVEMENTS GENERAL	150,000.00		4,995.00	3.33	145,005.00
Total Project [No Project]:		150,000.00	0.00	4,995.00	3.33	145,005.00
Project: 25-MCIF00016 BRICK PAVERS						

MCIF BUDGET REPORT FOR CITY OF HOLLAND

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GL Number	Description	25-26 Amended Budget	Activity For 04/30/2026	YTD TRANSACTIONS	% Bdgt Used	Available Balance 04/30/2026
Fund: 401 MUNICIPAL CAPITAL IMPROV.						
Account Category: Expenditures						
Department: 900.200 DOWNTOWN						
Project: 25-MCIF00016 BRICK PAVERS						
974.000	LAND IMPROVEMENTS GENERAL	25,000.00		7,980.00	31.92	17,020.00
Total Project 25-MCIF00016:		25,000.00	0.00	7,980.00	31.92	17,020.00
Total Dept 900.200 - DOWNTOWN		175,000.00	0.00	12,975.00	7.41	162,025.00
Department: 900.300 CITY MCIF-PUBLIC SAFETY PROJECTS						
Project:						
740.000	OPERATING SUPPLIES GENERAL	25,000.00			0.00	25,000.00
931.000	BLDG & GRNDS MAINT GENERAL	120,000.00	5,383.01	6,527.98	5.44	113,472.02
977.000	MACHINERY & EQUIPMENT GENERAL	2,341.20		2,526.20	107.90	(185.00)
981.000	VEHICLES (REQ LICENSE PLATE) GENERAL	1,294,459.00		1,218,936.29	94.17	75,522.71
993.900	INTEREST-ARBITRAGE	0.00	150,689.42	150,689.42	100.00	(150,689.42)
Total Project [No Project]:		1,441,800.20	156,072.43	1,378,679.89	95.62	63,120.31
Project: 25-MCIF00002 KOLLEN PARK FIRE STATION						
975.000	BUILDINGS & STRUCTURES	522,485.00	8,275.00	93,221.82	17.84	429,263.18
977.000	MACHINERY & EQUIPMENT GENERAL	11,896.56		192,227.68	1,615.83	(180,331.12)
Total Project 25-MCIF00002:		534,381.56	8,275.00	285,449.50	53.42	248,932.06
Project: 26-MCIF00022 WARNING SIREN						
977.000	MACHINERY & EQUIPMENT GENERAL	25,000.00			0.00	25,000.00
Total Project 26-MCIF00022:		25,000.00	0.00	0.00	0.00	25,000.00
Project: 26-MCIF00023 HPD COOLING TOWER						
975.000	BUILDINGS & STRUCTURES	140,000.00			0.00	140,000.00
Total Project 26-MCIF00023:		140,000.00	0.00	0.00	0.00	140,000.00
Project: 26-MCIF00024 FIRE BOAT						
977.000	MACHINERY & EQUIPMENT GENERAL	150,000.00			0.00	150,000.00
Total Project 26-MCIF00024:		150,000.00	0.00	0.00	0.00	150,000.00
Project: 26-MCIF00025 SET VEHICLE						
981.000	VEHICLES (REQ LICENSE PLATE) GENERAL	480,000.00			0.00	480,000.00
Total Project 26-MCIF00025:		480,000.00	0.00	0.00	0.00	480,000.00
Total Dept 900.300 - CITY MCIF-PUBLIC SAFETY PROJECTS		2,771,181.76	164,347.43	1,664,129.39	60.05	1,107,052.37
Department: 900.400 CITY MCIF-TRANSPORTATION SERVICES PROJ						
Project:						
931.000	BLDG & GRNDS MAINT GENERAL	25,000.00			0.00	25,000.00
974.000	LAND IMPROVEMENTS GENERAL	0.00		181,000.00	100.00	(181,000.00)
977.000	MACHINERY & EQUIPMENT GENERAL	367,940.00		114,425.00	31.10	253,515.00
981.000	VEHICLES (REQ LICENSE PLATE) GENERAL	500,000.00			0.00	500,000.00
Total Project [No Project]:		892,940.00	0.00	295,425.00	33.08	597,515.00
Project: 25-MCIF00011 TRANSPORTATION-TRENCH DRAIN						
975.000	BUILDINGS & STRUCTURES	60,000.00			0.00	60,000.00

MCIF BUDGET REPORT FOR CITY OF HOLLAND

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Fund: 401 MUNICIPAL CAPITAL IMPROV.						
Account Category: Expenditures						
Department: 900.400 CITY MCIF-TRANSPORTATION SERVICES PROJ						
Project: 25-MCIF00011 TRANSPORTATION-TRENCH DRAIN						
	Total Project 25-MCIF00011:	60,000.00	0.00	0.00	0.00	60,000.00
Project: 26-MCIF00026 AIR HANDLERS (HVAC)						
975.000	BUILDINGS & STRUCTURES	60,000.00		33,000.00	55.00	27,000.00
	Total Project 26-MCIF00026:	60,000.00	0.00	33,000.00	55.00	27,000.00
Total Dept 900.400 - CITY MCIF-TRANSPORTATION SERVICES PROJ		1,012,940.00	0.00	328,425.00	32.42	684,515.00
Department: 900.500 CITY MCIF-PARKS						
Project:						
931.000	BLDG & GRNDS MAINT GENERAL	4,962.00		16,428.65	331.09	(11,466.65)
931.100	BLDG & GRNDS MAINT-FIX IT FIRST	118,123.00	33,423.36	120,138.81	101.71	(2,015.81)
931.200	BLDG & GRNDS MAINT-FACILITIES	75,000.00			0.00	75,000.00
931.250	BLDG & GRNDS MAINT-OTHER	15,000.00			0.00	15,000.00
	Total Project [No Project]:	213,085.00	33,423.36	136,567.46	64.09	76,517.54
Project: 25-MCIF00004 PUMP CYCLE TRACK						
974.000	LAND IMPROVEMENTS GENERAL	747,392.00	860.46	860.46	0.12	746,531.54
	Total Project 25-MCIF00004:	747,392.00	860.46	860.46	0.12	746,531.54
Project: 25-MCIF00005 MAPLEWOOD PARK						
974.000	LAND IMPROVEMENTS GENERAL	689,760.00		6,505.00	0.94	683,255.00
975.000	BUILDINGS & STRUCTURES	0.00		4,973.34	100.00	(4,973.34)
	Total Project 25-MCIF00005:	689,760.00	0.00	11,478.34	1.66	678,281.66
Project: 25-MCIF00006 LAKEVIEW SCHOOL PARK						
701.035	PAYROLL-BILLED OUT INTERNAL	0.00	456.24	456.24	100.00	(456.24)
943.035	VEHICLE/EQUIP RENTAL-INTERNAL BILLIN	0.00	731.64	731.64	100.00	(731.64)
974.000	LAND IMPROVEMENTS GENERAL	226,573.00	5,039.30	277,831.74	122.62	(51,258.74)
	Total Project 25-MCIF00006:	226,573.00	6,227.18	279,019.62	123.15	(52,446.62)
Project: 25-MCIF00008 DEGRAAF NATURE CENTER						
975.000	BUILDINGS & STRUCTURES	182,490.63		6,707.70	3.68	175,782.93
	Total Project 25-MCIF00008:	182,490.63	0.00	6,707.70	3.68	175,782.93
Project: 25-MCIF00009 TRAIN DEPOT						
975.000	BUILDINGS & STRUCTURES	0.00		1,800.00	100.00	(1,800.00)
	Total Project 25-MCIF00009:	0.00	0.00	1,800.00	100.00	(1,800.00)
Project: 25-MCIF00010 VR TRAILS						
974.000	LAND IMPROVEMENTS GENERAL	30,134.00	27,387.42	59,041.97	195.93	(28,907.97)
	Total Project 25-MCIF00010:	30,134.00	27,387.42	59,041.97	195.93	(28,907.97)
Project: 25-MCIF00012 MORAN PARK						
974.000	LAND IMPROVEMENTS GENERAL	136,225.00			0.00	136,225.00
	Total Project 25-MCIF00012:	136,225.00	0.00	0.00	0.00	136,225.00
Project: 26-MCIF00017 RELOCATE GREENHOUSE						

MCIF BUDGET REPORT FOR CITY OF HOLLAND

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Fund: 401 MUNICIPAL CAPITAL IMPROV.						
Account Category: Expenditures						
Department: 900.500 CITY MCIF-PARKS						
Project: 26-MCIF00017 RELOCATE GREENHOUSE						
975.000	BUILDINGS & STRUCTURES	350,000.00		131,943.00	37.70	218,057.00
Total Project 26-MCIF00017:		350,000.00	0.00	131,943.00	37.70	218,057.00
Project: 26-MCIF00018 VR BOARDWALK/BRIDGE						
974.000	LAND IMPROVEMENTS GENERAL	1,160,000.00		117,915.00	10.17	1,042,085.00
Total Project 26-MCIF00018:		1,160,000.00	0.00	117,915.00	10.17	1,042,085.00
Project: 26-MCIF00028 WOW LIGHTING						
931.000	BLDG & GRNDS MAINT GENERAL	350,441.00		318,582.00	90.91	31,859.00
977.000	MACHINERY & EQUIPMENT GENERAL	0.00		600.00	100.00	(600.00)
Total Project 26-MCIF00028:		350,441.00	0.00	319,182.00	91.08	31,259.00
Project: 26-MCIF00029 PAVING/PAVILIONS						
931.000	BLDG & GRNDS MAINT GENERAL	100,000.00			0.00	100,000.00
Total Project 26-MCIF00029:		100,000.00	0.00	0.00	0.00	100,000.00
Project: 26-MCIF00030 PARKS ROOF TOP UNIT						
931.000	BLDG & GRNDS MAINT GENERAL	25,000.00			0.00	25,000.00
Total Project 26-MCIF00030:		25,000.00	0.00	0.00	0.00	25,000.00
Project: 26-MCIF00031 CENTENNIAL PARK						
931.000	BLDG & GRNDS MAINT GENERAL	15,000.00			0.00	15,000.00
Total Project 26-MCIF00031:		15,000.00	0.00	0.00	0.00	15,000.00
Project: 26-MCIF00032 FIELD PREP MACHINE						
977.000	MACHINERY & EQUIPMENT GENERAL	75,000.00		68,920.00	91.89	6,080.00
Total Project 26-MCIF00032:		75,000.00	0.00	68,920.00	91.89	6,080.00
Project: 26-MCIF00033 MU NETTING SYSTEM						
977.000	MACHINERY & EQUIPMENT GENERAL	100,000.00			0.00	100,000.00
Total Project 26-MCIF00033:		100,000.00	0.00	0.00	0.00	100,000.00
Total Dept 900.500 - CITY MCIF-PARKS		4,401,100.63	67,898.42	1,133,435.55	25.75	3,267,665.08
Department: 900.550 CITY MCIF-RECREATION PROJECTS						
Project: 25-MCIF00003 WOW ICE RINK						
740.000	OPERATING SUPPLIES GENERAL	0.00	80.02	223.48	100.00	(223.48)
974.000	LAND IMPROVEMENTS GENERAL	3,211,788.00		2,736,487.35	85.20	475,300.65
977.000	MACHINERY & EQUIPMENT GENERAL	52,691.00		222,039.56	421.40	(169,348.56)
Total Project 25-MCIF00003:		3,264,479.00	80.02	2,958,750.39	90.63	305,728.61
Project: 25-MCIF00015 RECREATION CENTER						
975.000	BUILDINGS & STRUCTURES	54,551.00	36,451.98	154,329.46	282.91	(99,778.46)
Total Project 25-MCIF00015:		54,551.00	36,451.98	154,329.46	282.91	(99,778.46)
Total Dept 900.550 - CITY MCIF-RECREATION PROJECTS		3,319,030.00	36,532.00	3,113,079.85	93.79	205,950.15
Department: 900.600 COMMUNITY DEVELOPMENT PROJECTS						

MCIF BUDGET REPORT FOR CITY OF HOLLAND

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Fund: 401 MUNICIPAL CAPITAL IMPROV.						
Account Category: Expenditures						
Department: 900.600 COMMUNITY DEVELOPMENT PROJECTS						
Project:						
931.000	BLDG & GRNDS MAINT GENERAL	5,000.00			0.00	5,000.00
Total Project [No Project]:		5,000.00	0.00	0.00	0.00	5,000.00
Project: 25-MCIF00007 MUSEUM RESTORATION						
931.000	BLDG & GRNDS MAINT GENERAL	110,000.00		62,020.02	56.38	47,979.98
Total Project 25-MCIF00007:		110,000.00	0.00	62,020.02	56.38	47,979.98
Project: 25-MCIF00013 RECYCLING CENTER						
975.000	BUILDINGS & STRUCTURES	1,600,000.00			0.00	1,600,000.00
Total Project 25-MCIF00013:		1,600,000.00	0.00	0.00	0.00	1,600,000.00
Project: 26-MCIF00034 WAYFINDING SIGNS						
974.000	LAND IMPROVEMENTS GENERAL	25,000.00			0.00	25,000.00
Total Project 26-MCIF00034:		25,000.00	0.00	0.00	0.00	25,000.00
Total Dept 900.600 - COMMUNITY DEVELOPMENT PROJECTS		1,740,000.00	0.00	62,020.02	3.56	1,677,979.98
Department: 965.000 TRANSFERS OUT AND OTHER FINANCING USES						
Project:						
995.101	TRANSFER TO GENERAL FUND	0.00		296,788.47	100.00	(296,788.47)
995.431	TRANSFER TO STREET CAPITAL PROJECTS	0.00		68,802.64	100.00	(68,802.64)
995.432	TRANSFER TO SIDEWALK IMPROVEMENT FUN	50,000.00			0.00	50,000.00
995.661	TRANSFERS TO CENTRALIZED VEHICLE/EQU	558,000.00		97,258.00	17.43	460,742.00
Total Project [No Project]:		608,000.00	0.00	462,849.11	76.13	145,150.89
Total Dept 965.000 - TRANSFERS OUT AND OTHER FINANCING USES		608,000.00	0.00	462,849.11	76.13	145,150.89
Expenditures		15,392,186.39	270,415.28	7,634,017.49	49.60	7,758,168.90
TOTAL REVENUES		6,868,100.00	286,994.33	8,022,144.26	116.80	(1,154,044.26)
TOTAL EXPENDITURES		15,392,186.39	270,415.28	7,634,017.49	49.60	7,758,168.90
NET OF REVENUES & EXPENDITURES:		(8,524,086.39)	16,579.05	388,126.77		(8,912,213.16)
BEG. FUND BALANCE - ALL FUNDS		10,506,954.22		10,506,954.22		
END FUND BALANCE - ALL FUNDS		1,982,867.83		10,895,080.99		

STREET CAPITAL BUDGET REPORT FOR CITY OF HOLLAND

Balance As Of 04/30/2026
% Fiscal Year Completed: 83.29

GL Number	Description	25-26 Amended Budget	Activity For 04/30/2026	YTD TRANSACTIONS	% Bdgt Used	Available Balance 04/30/2026
Fund: 431 STREET IMPROVEMENT CAPITAL PROJECTS						
Account Category: Revenues						
Department: 444.000 SIDEWALKS-BRICK						
Project: 48TH STREET SIDEWALK CONNECTION						
431-444.000-699.000-25-SWMC00034	TSFR FROM OTHER FUNDS	0.00		21,534.86	100.00	(21,534.86)
Total Project 48TH STREET SIDEWALK CONNECTION:		0.00	0.00	21,534.86	100.00	(21,534.86)
Project: 2025 SIDEWALK REPAIR						
431-444.000-699.000-26-SWGO00033	TSFR FROM OTHER FUNDS	0.00		99,542.46	100.00	(99,542.46)
Total Project 2025 SIDEWALK REPAIR:		0.00	0.00	99,542.46	100.00	(99,542.46)
Total Dept 444.000 - SIDEWALKS-BRICK		0.00	0.00	121,077.32	100.00	(121,077.32)
Department: 450.000 STREET PROJECTS-GENERAL						
Project:						
431-450.000-682.000	REIMBURSEMENTS	0.00		73.47	100.00	(73.47)
431-450.000-699.201	TSFR FROM ALLEGAN COUNTY ROAD TAX	1,150,000.00			0.00	1,150,000.00
431-450.000-699.204	TSFR FROM STREET RESERVE FUND	307,000.00			0.00	307,000.00
Total Project [No Project]:		1,457,000.00	0.00	73.47	0.01	1,456,926.53
Project: WAVERLY ROAD RESURFACING CHICAGO TO 16TH						
431-450.000-699.204-25-SSMC00014	TSFR FROM STREET RESERVE FUND	0.00		3,968.61	100.00	(3,968.61)
Total Project WAVERLY ROAD RESURFACING CHICAGO TO 16TH:		0.00	0.00	3,968.61	100.00	(3,968.61)
Total Dept 450.000 - STREET PROJECTS-GENERAL		1,457,000.00	0.00	4,042.08	0.28	1,452,957.92
Department: 450.200 STREET PROJECTS-RESURFACING						
Project: VAN RAALTE FARM RESURFACING						
431-450.200-699.401-25-SSGO00035	TSFR FROM OTHER FUNDS	0.00		68,718.83	100.00	(68,718.83)
Total Project VAN RAALTE FARM RESURFACING:		0.00	0.00	68,718.83	100.00	(68,718.83)
Project: CY 2025 ANNUAL RESURFACING PROJECT						
431-450.200-699.201-26-SSGO00023	TSFR FROM ALLEGAN COUNTY ROAD TAX	0.00		950,020.85	100.00	(950,020.85)
Total Project CY 2025 ANNUAL RESURFACING PROJECT:		0.00	0.00	950,020.85	100.00	(950,020.85)
Total Dept 450.200 - STREET PROJECTS-RESURFACING		0.00	0.00	1,018,739.68	100.00	(1,018,739.68)
Department: 450.300 STREET PROJECTS-RECONSTRUCTION						
Project: 6TH STREET PINE TO COLUMBIA						
431-450.300-699.401-24-SSMC00018	TSFR FROM OTHER FUNDS	0.00		83.81	100.00	(83.81)
Total Project 6TH STREET PINE TO COLUMBIA:		0.00	0.00	83.81	100.00	(83.81)
Project: VAN RAALTE AVENUE 10TH & 11TH						
431-450.300-699.204-25-SSMC00008	TSFR FROM STREET RESERVE FUND	0.00		298.94	100.00	(298.94)
Total Project VAN RAALTE AVENUE 10TH & 11TH:		0.00	0.00	298.94	100.00	(298.94)
Project: COLUMBIA AVENUE RECONSTRUCTION						
431-450.300-502.000-25-SSMC00009	FEDERAL GRANT	0.00		84,458.12	100.00	(84,458.12)
431-450.300-682.000-25-SSMC00009	REIMBURSEMENTS	0.00		29,089.10	100.00	(29,089.10)
431-450.300-699.204-25-SSMC00009	TSFR FROM STREET RESERVE FUND	1,200,000.00		80,514.85	6.71	1,119,485.15
431-450.300-699.211-25-SSMC00009	TSFR FROM OTTAWA COUNTY ROAD TAX	500,000.00		500,000.00	100.00	0.00
Total Project COLUMBIA AVENUE RECONSTRUCTION:		1,700,000.00	0.00	694,062.07	40.83	1,005,937.93

STREET CAPITAL BUDGET REPORT FOR CITY OF HOLLAND

Balance As Of 04/30/2026
% Fiscal Year Completed: 83.29

GL Number	Description	25-26 Amended Budget	Activity For 04/30/2026	YTD TRANSACTIONS	% Bdgt Used	Available Balance 04/30/2026
Fund: 431 STREET IMPROVEMENT CAPITAL PROJECTS						
Account Category: Revenues						
Department: 450.300 STREET PROJECTS-RECONSTRUCTION						
Project: 40TH STREET, LG, INDUSTRIAL TO E CITY						
431-450.300-682.000-25-SSMC00011	REIMBURSEMENTS	0.00		93,247.25	100.00	(93,247.25)
Total Project 40TH STREET, LG, INDUSTRIAL TO E CITY:		0.00	0.00	93,247.25	100.00	(93,247.25)
Total Dept 450.300 - STREET PROJECTS-RECONSTRUCTION		1,700,000.00	0.00	787,692.07	46.33	912,307.93
Department: 450.400 STREET PROJECTS-OTHER						
Project: GRAAFSCHAP RD RETAINING WALL						
431-450.400-699.204-26-SSMC00036	TSFR FROM STREET RESERVE FUND	0.00		84,252.18	100.00	(84,252.18)
Total Project GRAAFSCHAP RD RETAINING WALL:		0.00	0.00	84,252.18	100.00	(84,252.18)
Total Dept 450.400 - STREET PROJECTS-OTHER		0.00	0.00	84,252.18	100.00	(84,252.18)
Department: 450.500 STREET PROJECTS-BPW COORDINATED						
Project: 28TH & WILDWOOD PHASE 2						
431-450.500-699.204-25-SSLC00030	TSFR FROM STREET RESERVE FUND	1,200,000.00			0.00	1,200,000.00
Total Project 28TH & WILDWOOD PHASE 2:		1,200,000.00	0.00	0.00	0.00	1,200,000.00
Total Dept 450.500 - STREET PROJECTS-BPW COORDINATED		1,200,000.00	0.00	0.00	0.00	1,200,000.00
Department: 452.000 STORMWATER-GENERAL						
Project: MYRTLE COURT STORM SEWER PIPE REPAIR						
431-452.000-699.204-26-SDLO00038	TSFR FROM STREET RESERVE FUND	0.00		133,647.61	100.00	(133,647.61)
Total Project MYRTLE COURT STORM SEWER PIPE REPAIR:		0.00	0.00	133,647.61	100.00	(133,647.61)
Project: GRAAFSCHAP RD CULVERT LINING						
431-452.000-699.204-26-SDMC00037	TSFR FROM STREET RESERVE FUND	0.00		79,540.00	100.00	(79,540.00)
Total Project GRAAFSCHAP RD CULVERT LINING:		0.00	0.00	79,540.00	100.00	(79,540.00)
Total Dept 452.000 - STORMWATER-GENERAL		0.00	0.00	213,187.61	100.00	(213,187.61)
Department: 458.000 TRAFFIC SIGNAL-GENERAL						
Project: WAVERLY & M-40 DUAL LEFT SIGNAL						
431-458.000-699.204-25-STCC00022	TSFR FROM STREET RESERVE FUND	0.00		315.00	100.00	(315.00)
Total Project WAVERLY & M-40 DUAL LEFT SIGNAL:		0.00	0.00	315.00	100.00	(315.00)
Total Dept 458.000 - TRAFFIC SIGNAL-GENERAL		0.00	0.00	315.00	100.00	(315.00)
Department: 459.000 BROADBAND-GENERAL						
Project:						
431-459.000-665.200	INVESTMENT INCOME BOND PROCEEDS	0.00	14,394.06	225,353.81	100.00	(225,353.81)
431-459.000-669.100	INVESTMENT INCOME-REALIZED GAIN/LOSS	0.00		130,904.68	100.00	(130,904.68)
Total Project [No Project]:		0.00	14,394.06	356,258.49	100.00	(356,258.49)
Total Dept 459.000 - BROADBAND-GENERAL		0.00	14,394.06	356,258.49	100.00	(356,258.49)
Revenues		4,357,000.00	14,394.06	2,585,564.43	59.34	1,771,435.57
Account Category: Expenditures						
Department: 444.000 SIDEWALKS-BRICK						
Project: 48TH STREET SIDEWALK CONNECTION						

STREET CAPITAL BUDGET REPORT FOR CITY OF HOLLAND

Balance As Of 04/30/2026
% Fiscal Year Completed: 83.29

GL Number	Description	25-26 Amended Budget	Activity For 04/30/2026	YTD TRANSACTIONS	% Bdgt Used	Available Balance 04/30/2026
Fund: 431 STREET IMPROVEMENT CAPITAL PROJECTS						
Account Category: Expenditures						
Department: 444.000 SIDEWALKS-BRICK						
Project: 48TH STREET SIDEWALK CONNECTION						
444.000	SIDEWALKS-BRICK	0.00		21,534.86	100.00	(21,534.86)
	Total Project 48TH STREET SIDEWALK CONNECTION:	0.00	0.00	21,534.86	100.00	(21,534.86)
Project: 2025 SIDEWALK REPAIR						
444.000	SIDEWALKS-BRICK	0.00		99,542.46	100.00	(99,542.46)
	Total Project 2025 SIDEWALK REPAIR:	0.00	0.00	99,542.46	100.00	(99,542.46)
	Total Dept 444.000 - SIDEWALKS-BRICK	0.00	0.00	121,077.32	100.00	(121,077.32)
Department: 450.000 STREET PROJECTS-GENERAL						
Project:						
450.000	STREET PROJECTS-GENERAL	0.00			0.00	0.00
	Total Project [No Project]:	0.00	0.00	0.00	0.00	0.00
Project: WAVERLY ROAD RESURFACING CHICAGO TO 16TH						
450.000	STREET PROJECTS-GENERAL	0.00	3,682.34	7,650.95	100.00	(7,650.95)
	Total Project WAVERLY ROAD RESURFACING CHICAGO TO 16TH:	0.00	3,682.34	7,650.95	100.00	(7,650.95)
	Total Dept 450.000 - STREET PROJECTS-GENERAL	0.00	3,682.34	7,650.95	100.00	(7,650.95)
Department: 450.100 STREET ANNUAL PROJECTS						
Project:						
450.100	STREET ANNUAL PROJECTS	325,000.00		9,617.40	2.96	315,382.60
	Total Project [No Project]:	325,000.00	0.00	9,617.40	2.96	315,382.60
	Total Dept 450.100 - STREET ANNUAL PROJECTS	325,000.00	0.00	9,617.40	2.96	315,382.60
Department: 450.200 STREET PROJECTS-RESURFACING						
Project: VAN RAALTE FARM RESURFACING						
450.200	STREET PROJECTS-RESURFACING	0.00		68,718.83	100.00	(68,718.83)
	Total Project VAN RAALTE FARM RESURFACING:	0.00	0.00	68,718.83	100.00	(68,718.83)
Project: 16TH STREET WIDENING						
450.200	STREET PROJECTS-RESURFACING	44,735.00			0.00	44,735.00
	Total Project 16TH STREET WIDENING:	44,735.00	0.00	0.00	0.00	44,735.00
Project: VAN RAALTE AVENUE 10TH & 11TH						
450.200	STREET PROJECTS-RESURFACING	0.00		251.44	100.00	(251.44)
	Total Project VAN RAALTE AVENUE 10TH & 11TH:	0.00	0.00	251.44	100.00	(251.44)
Project: 8TH STREET RECONSTRUCTION						
450.200	STREET PROJECTS-RESURFACING	0.00	584.30	1,951.92	100.00	(1,951.92)
	Total Project 8TH STREET RECONSTRUCTION:	0.00	584.30	1,951.92	100.00	(1,951.92)
Project: CY 2025 ANNUAL RESURFACING PROJECT						
450.200	STREET PROJECTS-RESURFACING	1,125,000.00		950,020.85	84.45	174,979.15
	Total Project CY 2025 ANNUAL RESURFACING PROJECT:	1,125,000.00	0.00	950,020.85	84.45	174,979.15
	Total Dept 450.200 - STREET PROJECTS-RESURFACING	1,169,735.00	584.30	1,020,943.04	87.28	148,791.96

STREET CAPITAL BUDGET REPORT FOR CITY OF HOLLAND

Balance As Of 04/30/2026
% Fiscal Year Completed: 83.29

GL Number	Description	25-26 Amended Budget	Activity For 04/30/2026	YTD TRANSACTIONS	% Bdgt Used	Available Balance 04/30/2026
Fund: 431 STREET IMPROVEMENT CAPITAL PROJECTS						
Account Category: Expenditures						
Department: 450.300 STREET PROJECTS-RECONSTRUCTION						
Project:						
450.300	STREET PROJECTS-RECONSTRUCTION	0.00		4,297.00	100.00	(4,297.00)
	Total Project [No Project]:	0.00	0.00	4,297.00	100.00	(4,297.00)
Project: 6TH STREET PINE TO COLUMBIA						
450.300	STREET PROJECTS-RECONSTRUCTION	0.00		83.81	100.00	(83.81)
	Total Project 6TH STREET PINE TO COLUMBIA:	0.00	0.00	83.81	100.00	(83.81)
Project: MDOT CHICAGO DRIVE RECONST CITY SHR PH 1						
450.300	STREET PROJECTS-RECONSTRUCTION	137,174.00			0.00	137,174.00
	Total Project MDOT CHICAGO DRIVE RECONST CITY SHR PH 1:	137,174.00	0.00	0.00	0.00	137,174.00
Project: VAN RAALTE AVENUE 10TH & 11TH						
450.300	STREET PROJECTS-RECONSTRUCTION	20,868.00		47.50	0.23	20,820.50
	Total Project VAN RAALTE AVENUE 10TH & 11TH:	20,868.00	0.00	47.50	0.23	20,820.50
Project: COLUMBIA AVENUE RECONSTRUCTION						
450.300	STREET PROJECTS-RECONSTRUCTION	3,297,239.00	1,565.88	695,627.95	21.10	2,601,611.05
	Total Project COLUMBIA AVENUE RECONSTRUCTION:	3,297,239.00	1,565.88	695,627.95	21.10	2,601,611.05
Project: 40TH STREET, LG, INDUSTRIAL TO E CITY						
450.300	STREET PROJECTS-RECONSTRUCTION	0.00		80,655.37	100.00	(80,655.37)
	Total Project 40TH STREET, LG, INDUSTRIAL TO E CITY:	0.00	0.00	80,655.37	100.00	(80,655.37)
	Total Dept 450.300 - STREET PROJECTS-RECONSTRUCTION	3,455,281.00	1,565.88	780,711.63	22.59	2,674,569.37
Department: 450.400 STREET PROJECTS-OTHER						
Project: GRAAFSCHAP RD RETAINING WALL						
450.400	STREET PROJECTS-OTHER	0.00		84,252.18	100.00	(84,252.18)
	Total Project GRAAFSCHAP RD RETAINING WALL:	0.00	0.00	84,252.18	100.00	(84,252.18)
	Total Dept 450.400 - STREET PROJECTS-OTHER	0.00	0.00	84,252.18	100.00	(84,252.18)
Department: 450.500 STREET PROJECTS-BPW COORDINATED						
Project: 28TH & WILDWOOD PHASE 1						
450.500	STREET PROJECTS-BPW COORDINATED	0.00	152.71	152.71	100.00	(152.71)
	Total Project 28TH & WILDWOOD PHASE 1:	0.00	152.71	152.71	100.00	(152.71)
Project: 28TH & WILDWOOD PHASE 2						
450.500	STREET PROJECTS-BPW COORDINATED	1,200,000.00	945,498.57	945,498.57	78.79	254,501.43
	Total Project 28TH & WILDWOOD PHASE 2:	1,200,000.00	945,498.57	945,498.57	78.79	254,501.43
	Total Dept 450.500 - STREET PROJECTS-BPW COORDINATED	1,200,000.00	945,651.28	945,651.28	78.80	254,348.72
Department: 450.710 RESURFACING-LOCAL STREETS						
Project:						
450.710	RESURFACING-LOCAL STREETS	0.00		11,986.52	100.00	(11,986.52)
	Total Project [No Project]:	0.00	0.00	11,986.52	100.00	(11,986.52)
	Total Dept 450.710 - RESURFACING-LOCAL STREETS	0.00	0.00	11,986.52	100.00	(11,986.52)

STREET CAPITAL BUDGET REPORT FOR CITY OF HOLLAND

Balance As Of 04/30/2026
% Fiscal Year Completed: 83.29

GL Number	Description	25-26 Amended Budget	Activity For 04/30/2026	YTD TRANSACTIONS	% Bdgt Used	Available Balance 04/30/2026
Fund: 431 STREET IMPROVEMENT CAPITAL PROJECTS						
Account Category: Expenditures						
Department: 450.711 ANNUAL RESURFACING PROGRAM						
Project:						
450.711	ANNUAL RESURFACING PROGRAM	0.00	435.70	16,339.72	100.00	(16,339.72)
	Total Project [No Project]:	0.00	435.70	16,339.72	100.00	(16,339.72)
Total Dept 450.711 - ANNUAL RESURFACING PROGRAM		0.00	435.70	16,339.72	100.00	(16,339.72)
Department: 452.000 STORMWATER-GENERAL						
Project:						
452.000	STORMWATER-GENERAL	227,776.00	40.72	31,758.39	13.94	196,017.61
	Total Project [No Project]:	227,776.00	40.72	31,758.39	13.94	196,017.61
Project: BROOKSIDE & 27TH ST DRAINAGE IMPROVEMENT						
452.000	STORMWATER-GENERAL	446,499.00			0.00	446,499.00
	Total Project BROOKSIDE & 27TH ST DRAINAGE IMPROVEMENT:	446,499.00	0.00	0.00	0.00	446,499.00
Project: COLLEGE & 32ND ST DRAINAGE IMPROVEMENT						
452.000	STORMWATER-GENERAL	0.00	5,332.39	8,498.67	100.00	(8,498.67)
	Total Project COLLEGE & 32ND ST DRAINAGE IMPROVEMENT:	0.00	5,332.39	8,498.67	100.00	(8,498.67)
Project: MYRTLE COURT STORM SEWER PIPE REPAIR						
452.000	STORMWATER-GENERAL	40,000.00	166.95	133,814.56	334.54	(93,814.56)
	Total Project MYRTLE COURT STORM SEWER PIPE REPAIR:	40,000.00	166.95	133,814.56	334.54	(93,814.56)
Project: GRAAFSCHAP RD CULVERT LINING						
452.000	STORMWATER-GENERAL	0.00		79,540.00	100.00	(79,540.00)
	Total Project GRAAFSCHAP RD CULVERT LINING:	0.00	0.00	79,540.00	100.00	(79,540.00)
Total Dept 452.000 - STORMWATER-GENERAL		714,275.00	5,540.06	253,611.62	35.51	460,663.38
Department: 452.700 DRAIN-32ND CULVERT REPLACEMENT						
Project:						
452.700	DRAIN-32ND CULVERT REPLACEMENT	0.00		102.10	100.00	(102.10)
	Total Project [No Project]:	0.00	0.00	102.10	100.00	(102.10)
Total Dept 452.700 - DRAIN-32ND CULVERT REPLACEMENT		0.00	0.00	102.10	100.00	(102.10)
Department: 458.000 TRAFFIC SIGNAL-GENERAL						
Project:						
458.000	TRAFFIC SIGNAL-GENERAL	0.00		1,759.97	100.00	(1,759.97)
	Total Project [No Project]:	0.00	0.00	1,759.97	100.00	(1,759.97)
Project: WAVERLY & M-40 DUAL LEFT SIGNAL						
458.000	TRAFFIC SIGNAL-GENERAL	0.00		315.00	100.00	(315.00)
	Total Project WAVERLY & M-40 DUAL LEFT SIGNAL:	0.00	0.00	315.00	100.00	(315.00)
Project: 32ND & WASHINGTON TRAFFIC SIGNAL						
458.000	TRAFFIC SIGNAL-GENERAL	25,000.00			0.00	25,000.00
	Total Project 32ND & WASHINGTON TRAFFIC SIGNAL:	25,000.00	0.00	0.00	0.00	25,000.00
Total Dept 458.000 - TRAFFIC SIGNAL-GENERAL		25,000.00	0.00	2,074.97	8.30	22,925.03

STREET CAPITAL BUDGET REPORT FOR CITY OF HOLLAND

Balance As of 04/30/2026
 % Fiscal Year Completed: 83.29

GL Number	Description	25-26 Amended Budget	Activity For 04/30/2026	YTD TRANSACTIONS	% Bdgt Used	Available Balance 04/30/2026
Fund: 431 STREET IMPROVEMENT CAPITAL PROJECTS						
Account Category: Expenditures						
Department: 458.701 TRAFFIC SIGNAL-WAVERLY DUAL LEFT						
Project:						
458.701	TRAFFIC SIGNAL-WAVERLY DUAL LEFT	0.00		16.23	100.00	(16.23)
	Total Project [No Project]:	0.00	0.00	16.23	100.00	(16.23)
	Total Dept 458.701 - TRAFFIC SIGNAL-WAVERLY DUAL LEFT	0.00	0.00	16.23	100.00	(16.23)
Department: 459.000 BROADBAND-GENERAL						
Project:						
459.000	BROADBAND-GENERAL	0.00	20,735.23	4,575,703.88	100.00	(4,575,703.88)
	Total Project [No Project]:	0.00	20,735.23	4,575,703.88	100.00	(4,575,703.88)
	Total Dept 459.000 - BROADBAND-GENERAL	0.00	20,735.23	4,575,703.88	100.00	(4,575,703.88)
	Expenditures	6,889,291.00	978,194.79	7,829,738.84	113.65	(940,447.84)
Fund 431 - STREET IMPROVEMENT CAPITAL PROJECTS:						
	TOTAL REVENUES	4,357,000.00	14,394.06	2,585,564.43	59.34	1,771,435.57
	TOTAL EXPENDITURES	6,889,291.00	978,194.79	7,829,738.84	113.65	(940,447.84)
	NET OF REVENUES & EXPENDITURES:	(2,532,291.00)	(963,800.73)	(5,244,174.41)		2,711,883.41



Action Request

Requesting Department:	Submitted By:	Meeting Date:
Human Relations	Esther Fifelski	July 1, 2026

Agenda Item:	Agenda Item #:
Management & Administrative Services - 12E6.2 Report - Annual Discrimination Report	12E6.2

Meeting Type:	Attachments:
City Council Regular	FY2026 Annual Report

Suggested Caption / Motion / Recommendation:
 It is recommended that City Council accept the Fiscal Year 2026 discrimination report as required under the Ordinance 1784.

Summary of Request:
 On behalf of the Human Relations Department, please accept the FY 2026 annual discrimination concerns reported to the Human Relations Department. This annual report fulfills our responsibility to provide an annual report to the City Council in accordance with Non-discrimination Ordinance #1784. The city received 14 instances of alleged discrimination concerns during the period July 1, 2025, to June 30, 2026.

In August of 2020, the City of Holland adopted Ordinance 1784, Chapter 25 Protection Against Discrimination. The attached fulfills the requirements of the City of Holland Human Relations Department to provide the annual report to the City Council. The report indicates concerns related to alleged discrimination. Upon request, the Human Relations Department provides the following to City residents:

1. Documentation of the Concern
2. Provides resources related to the matter
3. Provides assistance to develop statements for Complainants that may be used to further their case when requested
4. Other assistance as deemed appropriate.

Financial Information:
 Total Cost: \$0 General Fund Cost: \$0 Included in Budget: Yes No N/A
 If not included in budget, recommended funding source:

Action is related to the Strategic Plan and Business Plan:
 Goal:
 2: To Enhance Connections with Stakeholders
 4: To Provide Quality Services to All Stakeholders

Objective:
 2.2: Continue work on the priority of Diversity, Equity, Inclusion and Accessibility (DEIA), recognizing the importance of external partnerships.
 4.6: Management/Administrative Services - to provide effective leadership and support for citizens and operations.

City Manager: **Recommended** **Not Recommended** **Without Recommendation**

Board / Commission / Committee Approval Date: _____
Board / Commission / Committee Name: N/A



To: Keith Van Beek, City Manager

From: Esther Fifelski, Director
Human Relations Department
Human/International/Youth Services

Date: June 30, 2026

Subject: Fiscal Year (FY) 2026 Resident Concerns

On behalf of the Human Relations Department, please accept the FY 2026 annual discrimination allegations reported to the Human Relations Department. This annual report fulfills our responsibility to provide an annual report to the City Council in accordance with Non-discrimination Ordinance #1784. The city received 14 instances of alleged discrimination concerns during the period July 1, 2025, to June 30, 2026.

FY2026: July 1, 2025 – June 30, 2026, Resident Concerns

Protected Community	Alleged Discrimination	Action Taken
Housing, Source of Income	Potential tenant told landlord does not accept "Housing Choice Voucher (HCV), Section 8, or any government subsidy."	Landlord informed of violation of the "source of income" ordinance. Ordinance information provided to Landlord. Potential tenant invited to return and submit rental application.
Disability, Housing	Alleged floors were not being fixed. This created safety issues with tenant wheelchair in the rental.	Landlord contacted. Landlord said they would not repair. Worked with Disability Network Lakeshore (DNL), Fair Housing Center of West Michigan (FHCWM), social worker, and Michigan Department of Civil Rights (MDCR). Matter resolved.
Housing, Religious	Alleges, they were required to attend church services at housing shelter.	Contacted organization. Attending services is not a condition for emergency shelter.
Employment, Racial	Wrongful termination due to race	Provided information related to EEOC (Equal Employment Opportunity Commission) and the MDCR. Complainant unwilling to provide specific details.

Holland City Hall

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Protected Community	Alleged Discrimination	Action Taken
Employment, Sexual harassment, race	Wrongful termination due to performance after reporting sexual harassment.	Provided information related to timeline format to present case. Helped set up timeline and provided information related to EEOC and MDCR.
Employment, Racial	Wrongful termination due to race.	Provided information related to timeline presentation of experience(s) as needed to present case. Provided EEOC, the MDCR, Legal Aid, and bar association information.
Employment, Racial	Racial Discrimination. Alleges employer giving more hours to persons of color.	Encouraged employee to ask his employer why he is not getting more hours. Provided information related to timeline presentation of experience(s) as needed to present case. Provided information related to EEOC, the MDCR.
Housing, Disability	Home repairs, maintenance issues.	Variety of issues at hand. Some could be related to disability. Intervention with Ottawa County Health & Human Services and landlord required. Provided information related to FHCWM to complainant and case workers.
Employment, National Origin	Wrongful termination due to national origin.	Provided information and assistance related to timeline presentation of experience(s) as needed to present case. Provided information related to EEOC (Equal Employment Opportunity Commission) and the MDCR (Michigan Department of Civil Rights).
Housing, Criminal Conviction	Alleges eviction due to criminal conviction.	Contacted landlord. The matter was resolved.
Housing, Disability	Alleges eviction due to disability.	Landlord contacted. The tenant lives in a group home and there are rules to follow as part of living in the home. Residents are asked to close the door. Landlord alleges the person does not have disability and consistently breaks the rules. Landlord requested rehousing options for tenant. The tenant received information related to the FHCWM and received information on other housing options in the community. The landlord also received FHCWM information.

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Protected Community	Alleged Discrimination	Action Taken
Employment, National Origin, workplace harassment.	Three individuals from same workplace reported harassment due to national origin.	An employee in workplace was withholding work tools and making inappropriate references to three different employees regarding their country of origin. They tried to tell the manager, but they were allegedly denied access. The employer was notified of issue based on statements taken from the three individuals. Assisted with statements for EEOC. Two of the employees returned to work and the other employee chose not to return to work. They received information for the MDCR and EEOC.
Employment, National Origin	Workplace harassment	Provided resource MDCR, EEOC. Did not want further assistance.
Employment, race	Alleges workplace racial discrimination and harassment. Employee was called a “monkey” by his co-workers. The individual complained and was fired.	The employee was given information to file with MDCR and EEOC. The employee was not forthcoming with information.

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Action Request

Requesting Department:

City Manager

Submitted By:

Keith Van Beek

Meeting Date:

July 1, 2026

Agenda Item:

Management & Administrative Services - 12E6.3 Report - Downtown Development Authority (DDA) Board Appointment

Agenda Item #:

12E6.3

Meeting Type:

City Council Regular

Attachments:

Application

Suggested Caption / Motion / Recommendation:

It is recommended that City Council approve the appointment of Cadie Putnam to the Downtown Development Authority (DDA) Board for a four year term expiring June 30, 2030.

Summary of Request:

Section 2-98.1 of the City Code relates to appointments to the Downtown Development Authority (DDA). It states that the City Manager shall make the appointments to this Board subject to approval by the City Council. The DDA Board comprises of the City Manager and 12 other members, and non-voting members including one (1) Council Member and one (1) Youth Advisory Council Member.

The following is being recommended:

- The appointment of Cadie Putnam for her first four year term, said term expiring on June 30, 2030. Putnam will fill the seat vacated by Mike Eling, whose term expired on June 30, 2026. Eling was not eligible for reappointment as he has reached his two term limit.

Financial Information:

Total Cost: N/A

General Fund Cost: N/A

Included in Budget: Yes No N/A

If not included in budget, recommended funding source:

Action is related to the Strategic Plan and Business Plan:

Goal:

2: To Enhance Connections with Stakeholders

4: To Provide Quality Services to All Stakeholders

Objective:

2.7: Continue to implement recommendations of the Board/Committee/Commission (BCC) report, connecting citizens with potential volunteer openings.

4.6: Management and Administrative Services - provide effective leadership and support for citizens and operations.

4.7: Downtown Group - provide a vibrant downtown that is a place of choice for all stakeholders.

City Manager:

Recommended

Not Recommended

Without Recommendation

Board / Commission / Committee Approval Date:

Board / Commission / Committee Name:

N/A

From: [City of Holland](#)
To: [Mallory Huizenga](#)
Subject: Application for Boards, Commissions, and Committees - Cadie Putnam
Date: Monday, June 15, 2026 3:38:25 PM

This sender is trusted.

City of Holland

Application for Boards, Commissions, and Committees

Entry Details

APPLYING FOR: Downtown Development Authority Board –
No residency requirement

PERSONAL INFORMATION

NAME Cadie Putnam

ADDRESS 99 E 8th Street Suite 100, Holland,
Michigan 49423

PHONE (616) 403-3468

DATE OF BIRTH



EMAIL cadie.putnam@wmcb.bank

PLEASE CHECK THE APPROPRIATE RESPONSE: Non-Resident/City Property Owner

EDUCATION

DO YOU HAVE A HIGH SCHOOL
DIPLOMA OR HIGH SCHOOL
EQUIVALENCY (I.E. GED)? Yes

DO YOU HAVE AN UNDERGRADUATE
DEGREE FROM A COLLEGE OR
UNIVERSITY? Yes

DO YOU HAVE A GRADUATE DEGREE FROM A COLLEGE OR UNIVERSITY?	No
---	----

DO YOU HAVE ANY OTHER SPECIALIZED TRAINING OR CERTIFICATIONS?	No
---	----

EMPLOYMENT HISTORY

Item 1

OCCUPATION	Branch Manager
EMPLOYER	West Michigan Community Bank
DATES OF EMPLOYMENT (MONTH/YEAR)	03/18/2024 - current

Item 2

OCCUPATION	Development Director
EMPLOYER	Lakeshore Habitat For Humanity
DATES OF EMPLOYMENT (MONTH/YEAR)	06/2023-03/2024

Item 3

OCCUPATION	Branch Manager
EMPLOYER	West Michigan Community Bank
DATES OF EMPLOYMENT (MONTH/YEAR)	06/2019-06/2023

Item 4

OCCUPATION	Branch Manager
EMPLOYER	United Federal Credit Union

DATES OF EMPLOYMENT
(MONTH/YEAR)

06/2014-06/2019

EXPERIENCE

HAVE YOU EVER ATTENDED A MEETING OF THE BOARD, COMMISSION, OR COMMITTEE FOR WHICH YOU ARE APPLYING?

No

PLEASE BRIEFLY DESCRIBE YOUR UNDERSTANDING OF THE RESPONSIBILITIES OF THE BOARD, COMMISSION, OR COMMITTEE FOR WHICH YOU ARE APPLYING

My understanding of the responsibilities include being a part of decisions regarding the downtown Holland area that affect residents and property owners. I understand that I will have a responsibility to speak on behalf of those parties responsibly and respectfully and to consider all parties interests involved. This includes monthly meetings.

WHAT PARTICULAR TALENTS OR SKILLS WOULD YOU BRING TO THE BOARD, COMMISSION, OR COMMITTEE FOR WHICH YOU ARE APPLYING?

Specific skills would include my experience being born and raised in Holland and also representing a business in the DDA. I work with business owners and residents regularly in my position at West Michigan Community Bank and am able to hear what they are passionate either positively or negatively about. I believe that having a pulse on this will help aide in my decision making. I view myself as a leader within WMCB and the Holland community and believe that will help to bring a leadership perspective to the board as well.

PLEASE DESCRIBE YOUR INVOLVEMENT IN, OR AFFILIATION WITH, ANY PROFESSIONAL ASSOCIATIONS

I have previously been on the Lakeshore Habitat Board and worked for non-profit for a period of time as well. I am currently on my church elder board as well. I have volunteered at Community Impact Day and also with Hand2Hand regularly.

MISCELLANEOUS

DID YOU REVIEW THE TYPICAL MEETING TIMES FOR THE BCC FOR WHICH YOU ARE APPLYING?

Yes

ARE YOU ABLE TO ATTEND MEETING DURING THESE HOURS?

Yes

WHY DO YOU WISH TO BE A MEMBER OF THE BOARD, COMMISSION, OR COMMITTEE FOR WHICH YOU ARE APPLYING?

I wish to be a member of the board for a couple of reasons, one of them is just for some insight and "heads up" on all the cool new ways we continue to invest in Downtown Holland. In addition to this, I look forward to being able to have a voice in the decisions that are made, specifically surrounding the re-development of the waterfront area near Boatwerks and Kollen Park. I am a resident of the south side of Holland so I have a personal viewpoint and am personally and professionally vested in this community. I look forward to the opportunity to serve a community that I am passionate about.

HAVE YOU EVER BEEN CONVICTED OF A FELONY?

No

SIGNATURE

Captured

TODAY'S DATE

6/15/2026



Action Request

Requesting Department:

City Manager

Submitted By:

Matt VanDyken

Meeting Date:

July 1, 2026

Agenda Item:

Management & Administrative Services - 12E6.4 Report - Revocable License Agreement - 5 W. 8th Street - Projecting Signs

Agenda Item #:

12E6.4

Meeting Type:

City Council Regular

Attachments:

Application and Agreement

Suggested Caption / Motion / Recommendation:

It is recommended that City Council approve a Revocable License Agreement between the City and Grow Respect, LLC d/b/a Love's Ice Cream for the installation of two projecting signs at 5 W. 8th Street, subject to approval as to form by the City Attorney's Office; that the Applicant pay the legal administration fee; and that the Mayor and City Clerk be authorized to execute the Agreement on behalf of the City.

Summary of Request:

City Council's consideration to approve a revocable license agreement between Grow Respect, LLC d/b/a Love's Ice Cream and the City of Holland is requested.

The City has received an application to enter into a revocable license agreement with Grow Respect, LLC d/b/a Love's Ice Cream for the installation of two (2) projecting signs at 5 W. 8th Street. The one projecting sign will extend into the public right-of-way owned by the City along the north side of 8th Street and the other sign will extend into the public right-of-way along the north side of the building.

The construction, installation, erection, maintenance, and use of the signs shall be in conformance with the ordinances of the City. Each sign shall be a double sided, nonilluminated, projecting sign made out of aluminum composite material and acrylic materials. Each sign shall measure 30" in length and 21.75" in height. One sign shall be mounted to the south façade of the building west of the entryway door on the north side of 8th Street, and the other sign shall be mounted to the western most brick pillar supporting the ceiling of the unenclosed, covered entryway on the north side of the building.

The sign on the south side of the building on the north side of 8th Street west of the front entrance shall be installed in such a manner so that the bottom of the sign shall be 8' 0" above the sidewalk and project from the face of the building no more than 29". The sign on the north side of the building's unenclosed, covered entryway on the south side of the public right-of-way shall be installed in such a manner so that the bottom of the sign shall be 10' 11-7/8" above the public right-of-way and project from the face of the western most brick pillar no more than 29".

The Downtown Design Review Board (DRB) approved the proposed projecting sign at their June 15, 2026 meeting.

Financial Information:

Total Cost: \$0

General Fund Cost: \$0

Included in Budget: Yes No N/A

If not included in budget, recommended funding source:

Action is related to the Strategic Plan and Business Plan:

Goal:

4: To Provide Quality Services to All Stakeholders

Objective:

4.7: Downtown Group - provide a vibrant downtown that is a place of choice for all stakeholders.

City Manager: Recommended Not Recommended Without Recommendation

Board / Commission / Committee Approval Date: June 15, 2026

Board / Commission / Committee Name: Downtown Design Review Board

**Downtown Zoning Districts (CDT, NDT, EDT, WDT, Centennial)
Application for Revocable License Agreement**

5 W 8th St, Holland, MI 49423
Project Address

6/8/2026
Application Date

RLA Process

- Applicant submits Design Review Board (DRB) and Revocable License Agreement (RLA) applications and accompanying information to the Downtown Holland Office (DDA).
- DRB reviews sign /canopy/awning application for design standards. Approved application and RLA info are forwarded to the City Attorney's Office.
- City Attorney reviews and approves; forwards to City Clerk.
- RLA is signed by all parties at City Clerk's Office.
- Fully signed RLA goes to City Council for final review and approval.
- Applicant installs and enjoys new sign /awning /canopy!

Business Owner Information

Love's Ice Cream & Chocolate
Business Name
435 Ionia Ave Suite 106, Grand Rapids, MI 49503
Business Address: Street Address / Zip Code
(616) 965-1054
Business Phone
Jake Stacy
Owner Name
8000 Heather Knoll, Ada, MI 49301
Owner Address if Different: Street Address / Zip Code

Building Owner Information

Geenen Dekock Properties, LLC
Building Owner Name
12 W 8th Street, Holland, MI 49423
Building Owner Address: Street Address / Zip Code
Partnership or Other Address: Street Address / Zip Code
Jake Stacy, Love's Ice Cream & Chocolate
Who is responsible for the Agreement?

Conditions applicable to this permit

*Please attach check, payable to City of Holland, for legal/administrative fee \$350
Cost of building permit not included in this amount*

A certificate of insurance indicating current general liability coverage, and naming the City of Holland as additional insured, shall be submitted with this application. To ensure timely processing of the Certificate of Insurance, please word the additional insured line as: "The City of Holland and its employees, officers, officials, and agents are named as additional insureds with regards to general liability coverage."

*Although a Building Permit is also required, it **cannot** be issued until the Revocable License Agreement is approved by City Council and prepared by the City Attorney.*

Legal Description of Property Please attach


**General description of proposed work - Include plan showing elevation and end section
Height, Length, width, materials, distance between walking surface and bottom of encroachment, etc.**

Removal of the existing sign and installation of a new double-sided sign for Love's Ice Cream & Chocolate at the existing sign location. The proposed sign is approximately 30 inches wide by 21.75 inches high and is constructed of ACM and acrylic materials. The sign will replace the previous tenant's projecting sign without substantially altering the existing mounting location. Width: 30 inches, Height: 21.75 inches, Materials: ACM (Aluminum Composite Material)

Lettering, logo, or artwork on encroachment? If yes, explain.

Yes. Double-sided Love's Ice Cream & Chocolate logo sign including business name and logo artwork.

Parties and/or Partners Authorized to Sign Agreement

	Partner & COO	6/8/2026
Signature	Title	Date
Signature	Title	Date
Signature	Title	Date





Love'sTM

ICE CREAM

&

CHOCOLATE



Love's Ice Cream Facade Project Plan

- Switching to ¼" LP SmartSide panels + trim
- **Panel System** : ¼" LP SmartSide Panel Siding (Smooth Finish)
(6–8 sheets) 4'x8' panels
Product: LP SmartSide Smooth Panel (no grooves)
- **Trim System** : LP SmartSide Trim & Siding – Smooth Finish, pre-primed, smooth, engineered for exterior exposure
- **Trim Takeoff (recessed panel design)** : Primary Build-Out (Depth + Framing)
1x6 LP trim – ~120 LF
1x8 LP trim – ~60 LF (header + base emphasis)
Panel Framing (Creates recessed effect)
1x3 LP trim – ~140 LF
1x2 LP trim – ~180 LF (inner picture-frame detail)
- **SUB-FRAMING / RAINSCREEN** : PT 1x3 furring strips – ~120 LF
Spacer shims – 1 box
¼"–½" air gap behind panels
- **Fasteners** : Hot-dipped galvanized or stainless, 8d siding nails OR exterior screws, Masonry Anchoring - Tapcon screws (3/16" x 2-3/4")
- **Weatherproofing System** : Flashing tape – 2–3 rolls
Z-flashing (top of header) – ~18 LF
Drip cap above all horizontal breaks
High-quality exterior sealant – 12–15 tubes
Backer rod – 1 pack
- **Finish System** : Prep, Seal all cut edges (LP requires this), Exterior primer or LP edge sealer
Paint System - 100% acrylic exterior paint (2 coats)
- **Base Detail** : PVC trim board (Azek or similar) – ~20 LF, Use at bottom to avoid water damage
- **Construction Notes** : Seal every cut edge on LP, Maintain 6" clearance from grade (or switch to PVC at bottom), Use rainscreen gap—don't mount flat to granite,
Pre-paint panels before install for best finish, Add drip cap above top trim to protect the system

Proposed Minutes
Downtown Design Review Board, June 15, 2026

**Members Present: Heather
TenHarmsel - Chair, Sarah
Moneybrake, Erica Cantu, Randy
Beute**

**Members Absent: Lauren DePree
Andresh, Kristine Kay**

Others Present: Jeff Genova Staff

Item 1 Public Comment

An opportunity for comment by any member of the public regarding items on or not on the agenda. Comments will be limited to no more than five minutes by each speaker.

- *No Public Comment.*

Item 2 Applications

A. Name Address

A. Love's Ice Cream - 5 W 8th St. - 2 projecting and 2 wall signs - *Staff presented the project for Love's Ice Cream. They are going to have two wall signs, one on the front of the building and one on the rear of the building. They will also have two projecting signs, one on the front and one on the rear. The signs will be located in the same locations as the old Francesca's signs. The wall signs will be back lit and meet all code standards. The Board had a little discussion about the new facade and the fact that they all liked it. Moneybrake made a motion to approve the signs as presented with support from Cantu. All Ayes motion passes.*

B. Captrust - 85 E 8th St. - 1 Projecting sign - *D Signs presented the project stating that the Captrust sign will be just like the Community Foundation Holland Zeeland sign on the same building. Same size and hanging bracket. The Board had no questions and the sign meets all code standards. Beute made a motion to approve the sign as presented with support from Cantu. All Ayes motion passes.*

Item 3 Adjournment

Meeting adjourned at 3:45pm

Next Meeting -July 20, 2026

REVOCABLE LICENSE AGREEMENT

THIS AGREEMENT is entered into this _____ day of _____, 2026, by and between the **CITY OF HOLLAND**, a Michigan municipal corporation, of 270 South River Avenue, Holland, Ottawa and Allegan Counties, Michigan 49423, hereinafter referred to as the “City,” and **GROW RESPECT, LLC, d/b/a LOVE’S ICE CREAM**, a Michigan limited liability company, of 435 Ionia Avenue, SW, Suite 106, Grand Rapids, Michigan 49503, doing business at 5 West 8th Street, Holland, Michigan 49423, hereinafter referred to as the “Licensee.”

STATEMENT OF AGREEMENT

Licensee has requested permission from the City to install two (2) projecting signs (hereinafter collectively referred to as the “Signs” and individually as “Sign”) on the building located on the real property commonly known as 5 West 8th Street, Holland, Ottawa County, Michigan 49423, which is legally described as follows:

Parcel A: Lot 10, Block 30, except the North 8 feet and except the South 7 feet of the Original Plat of the City of Holland, except Part of Lots 9 and 10, Block 30, of the Original Plat of Holland of Part of Section 29, Town 5 North, Range 15 West, City of Holland, Ottawa County, Michigan, described as: Beginning at a point on the South line of Lot 9 distant South 89 degrees 24 minutes 56 seconds East 27.00 feet from the Southwest corner of Lot 9 and proceeding thence North 00 degrees 56 minutes 54 seconds East 124.57 feet along the East line of the West 27.00 feet of Lot 9; thence South 89 degrees 26 minutes 56 seconds East 65.87 feet along the South line of the North 8.00 feet of Lots 9 and 10; thence South 01 degrees 06 minutes 36 seconds West 61.95 feet along the West line of an existing building wall and the Northerly extension thereof; thence South 88 degrees 49 minutes 40 seconds East 9.15 feet along the South line of an existing wall; thence South 00 degrees 58 minutes 44 seconds West 62.56 feet along the West line of an existing building and the extension thereof; thence North 89 degrees 24 minutes 56 seconds West 74.80 feet along the South line of Lots 9 and 10 to the point of beginning. Subject to any part taken, used or deed for road purposes, easements and conveyances of record.

Parcel B: Lots 1 and 2, Block 30, Original Plat of the City of Holland.

Parcel No. 70-16-29-181-025.

One Sign will be installed and extend into the public right-of-way owned by the City along the North side of 8th Street in Holland, Michigan, and the other Sign will be installed and extend into the public right-of-way owned by the City along the North side of the building located at 5 West 8th Street, Holland, Michigan 49423.

The City has agreed to grant Licensee a license for the Signs to extend into the public rights-of-way as set forth herein. The purpose of this Agreement is to outline the terms and conditions under which the Signs shall be maintained in the public rights-of-way of the City along the North side of 8th Street and the North side of the building located at 5 West 8th Street in Holland, Michigan, respectively.

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL PROMISES CONTAINED HEREIN, THE CITY AND THE LICENSEE DO AGREE AS FOLLOWS:

1. Construction, Installation, Use and Maintenance of the Signs. The City hereby grants to Licensee a revocable license for the construction, installation, erection, maintenance and use of the Signs, which will extend into the public rights-of-way owned by the City and which will be installed on the South side and North side, respectively, of the building located on the North side of 8th Street commonly known as 5 West 8th Street, Holland, Michigan 49423 (“Building”), in connection with Licensee’s lease of the Building for the operation of a store selling hand-crafted, made from scratch ice cream and chocolate. One Sign will be installed West of the 8th Street entrance located on the South side of the Building, and the other Sign will be installed West of the parking lot entrance located on the North side of the Building. Both Signs will replace the existing, projecting Signs on the Building which are associated with the former tenant in the Building, Francesca’s.

The right of use and related restrictions, as provided for herein, shall be extended to include Licensee and Licensee's agents, employees, invitees, guests and licensees. This Agreement is not intended to grant Licensee an easement or any other real property right in the public rights-of-way along the North side of 8th Street and the North side of the Building in Holland, Michigan, as a result of the installation of the Signs.

The construction, installation, erection, maintenance and use of the Signs shall be in conformance with the ordinances of the City of Holland. Each Sign shall be a double sided, non-illuminated, projecting Sign made out of aluminum composite material and acrylic materials. Each Sign shall have the phrase "Love's Ice Cream & Chocolate" in white lettering against a black background on one side of the Sign and a white ice cream cone on a black background on the other side of the Sign. Each Sign shall measure thirty inches (30") in length and twenty-one and three quarters inches (21.75") in height. See **Exhibit A**. One (1) Sign shall be mounted to the South façade of the Building West of the entryway door on the North side of 8th Street (see **Exhibit B**), and the other Sign shall be mounted to the Western most brick pillar supporting the ceiling of the unenclosed, covered entryway on the North side of the Building (see **Exhibit C**). The Signs shall be mounted using aluminum mounting plates with aluminum tube arms painted black. The Sign on the South side of the Building on the North side of 8th Street West of the front entrance shall be installed in such a manner so that the bottom of the Sign shall be eight feet zero inches (8' 0") above the sidewalk and project from the face of the Building no more than twenty-nine inches (29") (see **Exhibit B**). The Sign on the North side of the Building's unenclosed, covered entryway on the South side of the public right-of-way shall be installed in such a manner so that the bottom of the Sign shall be ten feet eleven and seven eighths inches (10' 11-7/8") above the public right-of-way and project from the face of the Western most brick pillar no more than twenty nine inches (29") (see **Exhibit C**).

2. Indemnification. Licensee hereby covenants and agrees to indemnify, defend, and hold harmless the City from any claims, demands, or suits by any person or entity arising out of or connected with the construction, installation, erection, maintenance, use or removal of the Signs. This covenant of indemnification shall include any attorney fees and costs incurred by the City in connection with the defense of such claims, demands, or suits of any person or entity.

3. Payment of Expenses. All expenses incurred by Licensee in connection with the construction, installation, erection, maintenance and use of the Signs shall be the sole expense and responsibility of Licensee without contribution by the City. Upon the installation of the Signs, without contribution by the City, Licensee shall be solely responsible for all maintenance and operational costs, repairs and replacement costs, and any other costs associated with the Signs, including, but not limited to, costs associated with having to remove or relocate the Signs from the public rights-of-way, because of any public improvement project of the City or any other work that the City is doing or plans to do within the public rights-of-way, and costs associated with having to remove the Signs from the public rights-of-way upon expiration of this Agreement.

4. Release. Licensee does further waive and release the City from any claim, demand or suit resulting from damage by the City to the Signs arising out of, or in connection with, the construction, installation, erection, maintenance, use, improvement or removal in the public rights-of-way along 8th Street and along the North side of the Building of any public improvement located, or to be located, within the public rights-of-way or arising out of any work performed by the City within the public rights-of-way following the installation of the Signs. Licensee does further release and quitclaim to the City any and all rights it has or may acquire in and to the public rights-of-way along the North side of 8th Street on the South side of the Building commonly known as 5 West 8th Street, Holland, Michigan 49423 and along the North

side of said Building, respectively, by virtue of its past, present, or future use of said public rights-of-way for the construction, installation, erection, maintenance, use or removal of the Signs. Licensee hereby agrees to make no claims in or to said public rights-of-way, except as a Licensee pursuant to the terms of this Agreement.

5. Restoration of Public Improvement. Except as otherwise set forth herein, in the event that Licensee should alter or change any public improvement within the public rights-of-way along the North side of 8th Street and along the North side of the Building as a result of its activities with respect to the Signs as anticipated and set forth in this Agreement, Licensee shall restore the public improvement so altered or changed to its original condition to the extent as is reasonably practicable without expense to the City.

6. Termination of License. Licensee acknowledges that this Agreement shall automatically be terminated and revoked upon removal of the Signs from the Building. Also, Licensee acknowledges that this Agreement shall automatically be terminated and revoked upon the sale of the real property commonly known as 5 West 8th Street, Holland, Michigan 49423, unless Licensee's lease agreement is assigned to the new owner of the Building, or upon termination, without renewal, of Licensee's lease agreement with its landlord, Geenen DeKock Properties LLC. Furthermore, Licensee acknowledges that this Agreement can be terminated and revoked by the City, without cause, upon thirty (30) days written notice to Licensee mailed by regular mail to Jake Stacy, or his successor, at 435 Ionia Avenue, SW, Suite 106, Grand Rapids, Michigan 49503 (business address), 8000 Heather Knoll, Ada, Michigan 49301 (alternate address) or 5 West 8th Street, Holland, Michigan 49423, (Holland business location). Finally, Licensee acknowledges that this Agreement can be immediately terminated and revoked by the City without notice to Licensee, if Licensee materially breaches this Agreement.

In the event of the termination and revocation of this Agreement, Licensee hereby waives any claims, actions or demands against the City for the construction, installation, erection, maintenance, use or removal of the Signs from the public rights-of-way of the City along the North side of 8th Street in Holland, Michigan and along the North side of the Building, respectively. Licensee does further acknowledge that the activities it performs with respect to the Signs are being done at its sole and complete risk without representation by the City as to the duration of this Agreement. Upon termination of this Agreement, the City may demand removal of the Signs, and then Licensee shall promptly, at its own cost and expense, remove the Signs from the public rights-of-way of the City and restore the public rights-of-way to the condition they were in prior to the removal of the Signs.

7. Insurance. Licensee shall provide a certificate of insurance acceptable to the City listing the City of Holland and its employees, officers, officials and agents as additional insureds and including a waiver of all rights of subrogation against the City of Holland and its employees, officers, officials and agents. Upon request, Licensee shall provide the City with a copy of the actual policy of insurance, insurance binder and all policy endorsements. The general liability limits shall be at least \$500,000.00 per person and \$1,000,000.00 per occurrence. If Licensee decides to cancel or reduce the insurance coverage required herein, then Licensee shall immediately notify the City, in writing, of the intent to cancel or reduce such insurance. Notwithstanding the foregoing, Licensee shall maintain the insurance coverage required herein for at least 30 days following the City's receipt of written notice of Licensee's intent to cancel or reduce the insurance such that the effective date of cancellation or reduction in coverage shall be at least 30 days after the City receives said notice. A failure to provide insurance coverage as required herein or a failure to otherwise comply with the terms of this paragraph shall be considered a material breach of this Agreement.

8. Non-Exclusive Use. Licensee acknowledges that this Agreement is not an exclusive license, and Licensee shall not restrict access to, or ingress and egress in, on, under or above the public rights-of-way by the City, its agents, employees, other licensees or invitees.

9. Assignability. This Agreement shall be assignable by Licensee only upon the express written consent of the City. The City hereby delegates the consent to the assignment of this Agreement to the Office of the City Manager.

10. Complete Agreement. This Agreement constitutes the entire agreement between the City and Licensee, and no covenant, warranty or agreement exists which has not been incorporated herein.

11. Binding Effect. This Agreement is binding upon the parties hereto, their successors, heirs, or assigns, and the covenants, conditions and terms thereof shall run with the land.

12. Fees. The City acknowledges that Licensee has already paid to the City the sum of \$350.00, which represents reimbursement to the City for legal and administrative fees incurred in the preparation of this Agreement.

IN WITNESS THEREOF, the parties hereto have caused this Agreement to be executed on the date first noted above.

City:

CITY OF HOLLAND

Witnesses:

By _____
Nathan Bocks
Its Mayor

By _____
Brenda Katerberg
Its: City Clerk

APPROVED AS TO FORM

CITY OF HOLLAND

By : _____
Susan E. Vroegop
Deputy City Attorney

Dated: _____

Licensee:

Witnesses:

**GROW RESPECT, LLC, d/b/a
LOVE'S ICE CREAM**

By _____
Jake Stacy
Its Chief Operating Officer

STATE OF MICHIGAN)
)ss.
COUNTY OF OTTAWA)

On this _____ day of _____, 2026, before me, a Notary Public in and for said County, appeared **Nathan Bocks** and **Brenda Katerberg**, to me personally known, who, being by me duly sworn, did each for himself and herself say that they are, respectively, the Mayor and City Clerk of the **City of Holland**, the corporation named in and which executed the within instrument, and that said instrument was signed and sealed on behalf of the **City of Holland** by authority of its City Council; and said **Nathan Bocks** and **Brenda Katerberg** acknowledged said instrument to be the free act and deed of the said **City of Holland**.

_____, Notary Public
_____ County, Michigan
Acting in _____ County, Michigan
My Commission Expires: _____

EXHIBIT A





EXHIBIT B

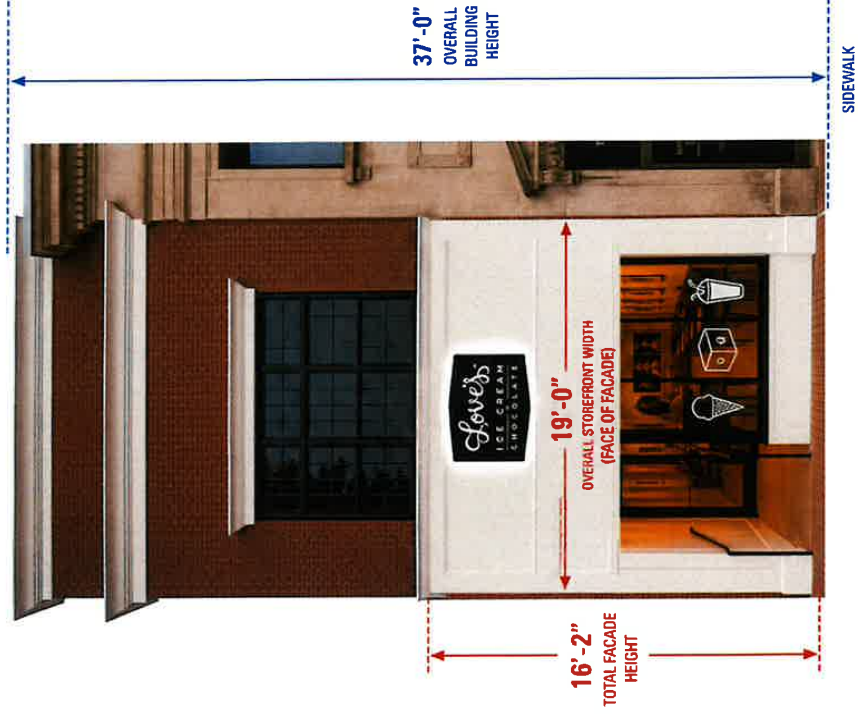


PROPOSED FACADE – FULL BUILDING VIEW



PROPOSED FACADE – DIMENSIONED

All dimensions to face of façade



37'-0"
OVERALL
BUILDING
HEIGHT

SIDEWALK

19'-0"
OVERALL STOREFRONT WIDTH
(FACE OF FACADE)

16'-2"
TOTAL FACADE
HEIGHT

EXHIBIT C





Action Request

Requesting Department:

City Manager

Submitted By:

Keith Van Beek

Meeting Date:

July 1, 2026

Agenda Item:

Termination of Amended Brownfield Reimbursement Agreement - Black River Flats - ROLL CALL

Agenda Item #:

7A

Meeting Type:

City Council Regular

Attachments:

Amended Agreement - 2019

Suggested Caption / Motion / Recommendation:

It is recommended that City Council hold a public hearing and then terminate the Amended Brownfield Reimbursement Agreement for the property known as Black River Flats.

Summary of Request:

Prior to more recently adopted state legislation that provided for housing affordability under the Brownfield Redevelopment Financing Act, the City participated and executed an agreement to secure affordable apartments in the Black River Flats project. Under the agreement, the developer (or their assigned future buyer) was required to price and lease at least 50% of the units for people earning not more than 80% of the annual median income (AMI). This required annual proof in the form of a submitted report to the City before January 31 of each year detailing this information and audited by a third party expert. In the Agreement, no reimbursement of captured taxes would be paid unless such a report was submitted and approved.

While the original developer built and initially operated Black River Flats and submitted the required report, a new owner/operator purchased the property and had difficulty successfully submitting the required information. After repeated attempts to address this information, the owner/operator has not continued to submit the annual report. In the meantime, the captured taxes have accumulated and been held by the City.

The Agreement and Brownfield Act requires the City to hold a public hearing granting an opportunity to show cause not to terminate the Agreement. We have noticed the owner/operator and do not expect them to object. The captured funds will be paid into the Local Brownfield Revolving Fund, as was part of the original Agreement. If Council terminates the Agreement as recommended, funds will no longer be captured or reimbursed to the developer/operator.

Financial Information:

Total Cost:

\$0

General Fund Cost:

\$0

Included in Budget: Yes No N/A

If not included in budget, recommended funding source:

Action is related to the Strategic Plan and Business Plan:

Goal:

4: To Provide Quality Services to All Stakeholders

Objective:

4.6: Management and Administrative Services - provide effective leadership and support for citizens and operations.

City Manager:

Recommended

Not Recommended

Without Recommendation

Board / Commission / Committee Approval Date:

Board / Commission / Committee Name:

N/A

AMENDED BROWNFIELD REIMBURSEMENT AGREEMENT

THIS AGREEMENT, amended this 15th day of ~~June~~ ^{May}, 2019 (the "Agreement"), by and between the **CITY OF HOLLAND**, a Michigan municipal corporation, with offices at 270 South River Avenue, Holland, Michigan 49423 (the "City"), the **BROWNFIELD REDEVELOPMENT AUTHORITY OF THE CITY OF HOLLAND**, an authority established pursuant to Act 381 of the Public Acts of 1996, as amended ("Act 381"), with offices at 270 South River Avenue, Holland, Michigan 49423 (the "Authority"); and **S J & R Land Development, LLC**, a Michigan limited liability company, with offices at 8516 Homestead Suite 102, Zeeland, Michigan 49464 (collectively, the "Developer").

RECITALS

A. Pursuant to Act 381, the Authority has prepared a Brownfield Plan which was duly approved by the City Council of the City (the "Brownfield Plan").

B. The Developer intends to develop property located at 2123 Sherwood Avenue and 1884 M-40 in the City of Holland, which property is legally described on the attached **Exhibit A** ("Property"). The Property is included in the Brownfield Plan as a "facility" and "eligible property" due to the presence on a portion of the Property of certain hazardous substances as described in the Brownfield Plan and is therefore commonly referred to as a "brownfield."

C. The Developer plans to construct a senior housing complex, mixed-use commercial office building with upper story apartments and an approximately 200-unit apartment building, putting a vacant 20-acre site into productive use. The estimated investment in the Improvements is expected to be approximately \$56,805,000. The Improvements are expected to create temporary construction jobs and new full-time jobs, increase the tax base within the City, provide much

needed housing, and otherwise enhance the economic vitality and quality of life within the City. The Developer acknowledges that the City and the Authority have relied on the investment of the Improvements as consideration for the benefits extended under this Agreement.

D. Act 381 permits the use of the real and personal property tax revenues generated from the increase in value to brownfield sites constituting “eligible property” under Act 381 resulting from their redevelopment to pay or reimburse the payment of costs of conducting activities that meet the requirements under Act 381 of “eligible activities” and permits the reimbursement to the property owner or developer of such Eligible Costs incurred by the property owner or developer. Act 381 also permits the reimbursement of the costs to prepare a brownfield plan for “eligible property” (“Brownfield Plan Costs”).

E. In order to make the Improvements on the Property, the Developer will incur costs associated with Eligible Activities—including Department Specific Activities, site preparation, and infrastructure improvements—and Brownfield Plan Costs, each of which will also require the services of various contractors, engineers, environmental consultants, attorneys and other professionals (the “Eligible Costs”). The estimated Developer Eligible Costs, excluding interest, shall not exceed the sum of \$2,566,820. The Eligible Costs for the project are set forth on the attached **Exhibit B**.

F. The Authority has incurred and will incur certain expenses in the preparation and administration of the Brownfield Plan (the “Administrative Costs”), for which it seeks reimbursement from Tax Increment Revenues (as defined below). The Administrative Costs are estimated to be approximately \$160,137.

G. In accordance with Act 381 and the Brownfield Plan, the parties desire to use the property tax revenues that are generated from an increase in the taxable value of the Property

resulting from its development (“Tax Increment Revenues”) to reimburse the Developer for Eligible Costs, and the Authority for its Administrative Costs.

H. The parties executed a prior Reimbursement Agreement dated Feb 6, 2019 (the “Original Agreement”).

I. The parties are entering into this Agreement to revise and replace the Original Agreement and to establish the procedure for the reimbursement from Tax Increment Revenues under Act 381.

NOW, THEREFORE, the parties agree with each other as follows:

1. Definitions

“Baseline Environmental Assessment Activities” is defined by Section 2(b) of Act 381;

“Brownfield Redevelopment Financing Act” means Act No. 381 of the Public Acts of 1996, MCLA 125.2651 et seq.;

“Brownfield Plan or Plans” is defined by Section 2(e) of Act 381;

“Department Specific Activities” is defined by Section 2(l) of Act 381;

“Due Care Activities” is defined by Section 2(m) of Act 381;

“Eligible Activities” is defined by Section 2(o) of Act 381;

“Eligible Property or Property” is defined by Section 2(p) Act 381;

“Eligible Party” is defined by Section 2(l) of Act 381;

“Response Activities” are defined by Section 2(oo) of Act 381;

“Tax Increment Revenues” is defined by Section 2(ss) of Act 381.

2. The Plan

(a) Developer’s Brownfield Plan, which the Authority approved on January 9, 2019, and the City Council approved on February 6, 2019, is attached hereto as **Exhibit C** and incorporated herein. To the extent provisions of the Plan conflict with this Agreement, the terms

and conditions of this Agreement control. To the extent provisions of the Plan or this Agreement conflicts with the Act, the Act controls.

(b) Unless the parties agree otherwise, the Developer shall complete the Improvements by December 31, 2024.

3. Term of Agreement

Per the Brownfield Plan, the Authority shall capture the Tax Increment Revenues generated from local and school taxes imposed on the Property. Tax capture shall start with the taxes billed during the summer of 2020 and continue until the earlier of: (i) the date that the last taxes billed in December 2028 are paid; (ii) February 28, 2029; or (iii) the date on which Developer receives full payment of the amount of the Eligible Costs payable under paragraph 8. If this Agreement ends before the payment of all Eligible Costs, the last tax payment by the Authority shall be the summer and winter taxes distributed during the final year of this Agreement. If the State does not approve capture of school taxes, the City shall have no obligation to reimburse the Developer or its assignee.

4. Eligible Activities

The Authority recognizes that before the date of this Agreement, Developer may have initiated activities which may be submitted with a Request for Cost Reimbursement for Eligible Activities. The Developer shall diligently pursue completion of the Eligible Activities set forth in the Plan. The Developer will be reimbursed for Eligible Costs incurred before this Agreement only if permitted under Act 381.

5. Reimbursement Source

During the term of this Agreement (unless limited by paragraph 2(b) and except as set forth in Paragraph 7 below), the Developer shall be reimbursed for Eligible Costs from the Tax

Increment Revenues collected from local taxes and school imposed on the Property (including both real and personal property) after the Authority's administrative costs have been deducted.

6. Excess Captured Taxes

The Authority may use any Tax Increment Revenues captured from the Property in excess of the amount authorized for reimbursement under Paragraph 5 hereof for reimbursement of any additional Eligible Activities included in the Brownfield Plan.

7. Transfer of Ownership

Notwithstanding the transfer of the Property, the Authority and the City will pay reimbursements solely to the Developer unless (a) the Developer pledges or assigns the right to reimbursement to a transferee and the City receives notice by or on behalf of the Developer directing payment to a transferee prior to payment or (b) as otherwise required by law. All administrative and out-of-pocket costs (including attorneys' fees) incurred by the City in connection with the sale or transfer of the Property during the term of the Agreement shall be reimbursed to the City with Tax Increment Revenues as a condition of approval.

8. Reimbursement Process

(a) Subject to any limitation set forth in paragraph 2(b), on a quarterly or semi-annual basis, the Developer shall submit to the Authority Requests for Cost Reimbursement for Eligible Activities paid by the Developer through the end of the prior period. This request shall be in the form attached hereto as **Exhibit D** ("Petition"). All Petitions must be submitted prior to December 31, 2024. The Petition shall identify whether the activities are Eligible Activities permitted under Section 2(o) of the Act. The Petition shall describe each individual activity claimed as an Eligible Activity and the associated costs of each individual activity. Documentation of the costs incurred shall be included with the Petition including proof of payment and detailed invoices for the costs

incurred sufficient to determine whether the costs incurred were for Eligible Activities. The Petition shall be signed by a duly authorized representative of Developer and the representations, facts, and documentation included therein shall be sworn to as accurate in the presence of a notary. In the event the Eligible Activities and Costs for which the Developer seeks reimbursement have been rendered by a related party or entity, the Authority and the City may request documentation to substantiate the reasonableness of such costs prior to reimbursement.

(b) Petitions shall be reviewed by the Authority within 30 days after receipt of the Petition by the City. The Developer shall cooperate in the review by the Authority by providing information and documentation to supplement the Petition as deemed reasonable and necessary by the Authority. The Authority shall identify in writing to Developer any costs deemed ineligible for reimbursement and the basis for the determination. Developer shall be given 45 days in which to provide supplemental information or documents in support of a request for cost reimbursement deemed ineligible by the Authority. Thereafter, except as otherwise agreed to in writing by Developer and Authority, the Authority shall make a final decision on the eligibility of the disputed cost and inform the Developer of its determination, which decision shall be binding upon Developer.

(c) Reimbursement for the cost of Department Specific Activities, demolition, infrastructure improvements and Brownfield plan preparation shall be limited to the lesser of:

(i) a prorated share (determined based upon the City's proportionate share of the total millage) of the budgeted Department Specific Activities, demolition, infrastructure improvements and Brownfield plan costs as outlined in the Act 381 work plan; or

(ii) a prorated share (determined based upon the City's proportionate share of the total millage) of those Department Specific Activities, demolition, infrastructure improvements and Brownfield plan preparation costs that are actually incurred.

Reimbursement for other costs for Eligible Activities will be limited to the lesser of

(i) 75% of the amount budgeted for such other costs as outlined in the Act 381 work plan; or

(ii) \$1,860,672.00.

(d) Twice a year, after the summer and winter taxes are captured and collected on the Property, the Authority shall pay approved costs for Eligible Activities to the Developer from the taxes captured in accordance with the Plan and Paragraph 5 of this Agreement to the extent that taxes have been captured and are available in that fiscal year (less Authority's operating out-of-pocket expenses to review the Petition) to reimburse approved costs of Eligible Activities. No reimbursement shall be paid to Developer if the Developer is delinquent in the payment of real or personal property taxes on the property. Payments to the Developer shall be suspended if Developer files a property tax appeal with the Michigan Tax Tribunal regarding the valuation of the real or personal property assessment on the Property during the term of the tax appeal. Payments shall resume after a decision is issued by the Michigan Tax Tribunal. The Developer and shall not be reimbursed for any Eligible Costs and Activities incurred after any deadline set forth in paragraph 2(b) is missed.

(e) If there are no funds available from taxes captured from the sources identified in Paragraph 5 herein for Developer, then there is no repayment obligation to Developer and no repayment shall be made.

(f) Reimbursement of Costs of Eligible Activities shall be effectuated to Developer with:

Checks shall be payable to: S J R Land Development, LLC.

Delivered to the following address: 8516 Homestead Suite 102
Zeeland, Michigan 49464

By mail

9. Affordability Reimbursement Requirements

At least 50% of the total units (currently 216 total units) must be priced and leased at rents that qualify as affordable to households earning 80% Annual Median Income (AMI) or less. Proposed initial rates are attached as **Exhibit E**. These rates may increase with a modest rate of inflation of 2% each year, but at no point during the period of tax reimbursement shall there be less than 50% of the units (currently 108 units or half of 216) priced and leased at or below an affordable rate for households earning 80% AMI or less.

At least 50% of the total units shall be leased to persons earning 80% of the AMI or less. The Developer shall submit an annual report to the City of Holland each year on or before January 31st which provides a detailed accounting of all rents charged on each of the 216 units over the course of the year. This report shall be audited by a third party expert in housing affordability with a memorandum of review submitted to the City Finance Director by February summarizing their findings, including a determination as to whether the developer has provided a minimum of 50% of the total units on site at an affordable rate for households earning not more than 80% AMI in Ottawa County. The third-party rental audit shall be conducted at the expense of the developer for each year that the project receives a tax reimbursement from the City of Holland for Brownfield eligible expenses.

No TIF reimbursement will be made in the event that the guidelines as described above are not met.

10 Legislative Authorization

This Agreement is governed by and subject to the restrictions set forth in the Act. In the event that there is legislation enacted in the future which alters or affects the amount of Tax Increment Revenues subject to capture, Eligible Properties, or Eligible Activities, then the Developer's rights and the Authority's obligations under this Agreement may be modified accordingly by agreement of the parties.

11. Freedom of Information Act

Developer stipulates that all Petitions and documentation submitted by Developer shall be open to the public under the Freedom of Information Act, Act No. 442 of the Public Acts of 1976, being Sections 15.23 to 15.24 of the Michigan Compiled Laws and no claim of trade secrets or other privilege or exception to the Freedom of Information Act will be claimed by Petitioners as it relates to this Agreement, Petitions for Reimbursement and supporting documentation.

12. Plan Modification.

The Plan and this Agreement may be modified to the extent allowed under the Act by mutual agreement of the Parties affected by the modification.

13. Notices

All notices shall be given by registered or certified mail addressed to the parties at their respective addresses as shown below their respective signatures to this Agreement. Either party may change the address by written notice sent by registered or certified mail to the other party.

14. Assignment

The interest of any party under this Agreement shall not be assignable without the other parties' written consent, which shall not be unreasonably withheld. If the Developer seeks to assign this Agreement for purposes of securing financing for the Project, the assignment of this Agreement shall be subject to the terms and conditions reasonably required by the City and the City shall be reimbursed with Tax Increment Revenues for its administrative and out-of-pocket costs (including attorneys fees) incurred to process and approve such assignment.

15. Entire Agreement

This Agreement supersedes all agreements previously made between the parties relating to the subject matter. There are no other understandings or agreements between them.

16. Non-waiver

No delay or failure by either party to exercise any right under this Agreement, and no partial or single exercise of that right, shall constitute a waiver of that or any other right, unless otherwise expressly provided herein.

17. Headings

Headings in this Agreement are for convenience only and shall not be used to interpret or construe its provisions.

18. Governing Law

This Agreement shall be construed in accordance with and governed by the laws of the State of Michigan.

19. Counterparts

This Agreement may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

20. Binding Effect

The provisions of this Agreement shall be binding upon and inure to the benefit of each of the parties and their respective heirs, legal representatives, successors, and assigns.

In witness whereof, the parties have executed this Agreement as of the day and date first written above.

{Signatures on next page}

Witnesses:

[Signature]
Linda Brause

CITY OF HOLLAND

By: *Nancy DeBoer*
Nancy DeBoer, Mayor

By: *Kathy Grimm*
Kathy Grimm, City Clerk

Date: *June 14*, 2019

APPROVED AS TO FORM:
CITY OF HOLLAND

By: *Donald VanderKam*
City Attorney
321 Settlers Road
Holland, MI 49423
Date: *6-12*, 2019

**BROWNFIELD REDEVELOPMENT
AUTHORITY OF THE CITY OF HOLLAND**

Witnesses:

Linda Spouse
Karen Decker

By: [Signature]

Title Board President

Address: 270 South River Avenue
Holland, Michigan 49423

Witnesses:

[Signature]
[Signature]

S J R Land Development, LLC

By: [Signature]

Title: member/manager

Address: 8516 Homestead Suite 102
Zeeland, Michigan 49464

Exhibit A

Property Legal Description

Property Address: 2123 Sherwood Avenue and 1884 M-40

Address:
2123 Sherwood Avenue

Parcel:
53-02-15-100-017

E1/2 SE1/4 NW1/4 EXC KENSINGTON PLACE I & II ALSO EXC THE N 300 FT M/L SEC
15 T4N R15W

Address:
1884 M-40

Parcel:
53-02-15-200-013

THAT PT OF NE 1/4 DESC AS: BEG AT A PT ON N & S 1/4 LI OF SEC 15 BEING S 01
DEGREES 34' 17" E 1759.27 FT FROM THE N 1/4 COR OF SEC 15; TH PROCEEDING S 89
DEGREES 13' 45" E 270.54 FT; THE S 01 DEGREE 34' 17" E 86.00 FT; THE S 89 DEGREES
13' 45" E 439.35 FT; TH N 54 DEGREES 34' 28" E 94.03 FT

Exhibit B

Eligible Costs

TABLE 1 EGLE Eligible Activities	Cost Estimate
Department Specific Activities	
Subsurface Investigation (Phase 1 & Phase 2)	\$25,373
Management of Contaminated Soil	\$200,000
Dewatering	\$365,000
DDCC & HASP	\$3,500
EGLE Eligible Activities Subtotal	\$593,873
Contingency (15% contingency factor included to accommodate unexpected conditions)	\$85,275*
Brownfield Plan and Act 381 Work Plan Prep and Compliance	27,000
Total EGLE Eligible Activities	\$706,148

*Does not include environmental assessment already completed.

TABLE 1 Local-Only Eligible Activities	75% Cost Estimate
Demolition (Asphalt and Drive Entries)	\$2,399
Infrastructure Improvements	
Main Street Construction-base, compaction, asphalt	\$339,438
Assisted Living Storm Sewer, Water Mains, Sanitary	\$202,211
Retail Site Storm Sewer, Water Mains, Sanitary	\$180,000
Macatawa Farms Storm Sewer, Water, Sanitary	\$510,754
Main Street Storm Sewer, Water Mains and Hydrants	\$128,174
Main Street Landscaping Public ROW	\$52,500
Pedestrian Improvements and Signalization of M-40	\$187,500

Main Street Lighting	\$15,000
Subtotal	\$1,617,976
Contingency (15% contingency factor included to accommodate unexpected conditions)	\$242,696
Total Local-Only Eligible Activities	\$1,860,672

Exhibit C
Brownfield Plan

HOLLAND BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN

2123 Sherwood Ave. and 1884 M-40, Holland, Michigan 49423

PREPARED BY

Holland Brownfield Redevelopment Authority
270 S. River Avenue
Holland, Michigan 49423
Contact Person: Tim Vagle
Email: t.vagle@cityofholland.com
Phone: 616-355-1370

AKT Peerless
Grand Rapids, Michigan 49506
Contact Person: Dan Wells
Email: wellsd@aktpeerless.com
Phone: 616-608-0229

PROJECT #

13544f

REVISION DATE

January 8, 2019

**BRA APPROVAL
CITY APPROVAL**

January 9, 2019
February 6, 2019

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PROJECT SUMMARY

PROJECT NAME	Kensington Place - Redevelopment and Reuse of Properties Located at 2123 Sherwood Ave. and 1884 M-40, Holland, Michigan
DEVELOPER	SJR Land Development LLC 8516 Homestead Avenue, Suite 102 Zeeland, Michigan 49464 Scott Geerlings 616-772-6070
ELIGIBLE PROPERTY LOCATION	The Eligible Property is located at 2123 Sherwood Ave. and 1884 M-40, Holland, Michigan. Parcel ID Numbers 53-02-15-100-017 and 53-02-15-200-013, respectively.
TYPE OF ELIGIBLE PROPERTY	Facility
SUBJECT PROJECT DESCRIPTION	<p>The Kensington Place Redevelopment Project (Project) consists of the redevelopment of the subject property, which is located at 2123 Sherwood Avenue and 1884 M-40 in the City of Holland. The Project is anticipated to include the construction of a new senior housing complex, mixed-use commercial office building with upper story apartments and an approximately 200-unit apartment building. This Project will ultimately put a vacant 20-acre site into productive use and will increase Hollands housing stock.</p> <p>In addition to the economic benefits of this development to the City of Holland, environmental activities are anticipated that would provide a safer and healthier community.</p> <p>The Project is seeking approval of Tax Increment Financing (TIF). Construction is expected to begin in the first quarter of 2019.</p>
ELIGIBLE ACTIVITIES	Department Specific Activities, Site Preparation, Infrastructure Improvements, and Preparation of a Brownfield Plan.
DEVELOPER'S REIMBURSABLE COSTS	\$2,805,113 (Est. Eligible Activities & Contingency)

MAXIMUM DURATION OF CAPTURE	15 years
ESTIMATED TOTAL CAPITAL INVESTMENT	\$56,805,000
INITIAL TAXABLE VALUE	\$205,682

LIST OF ACRONYMS AND DEFINITIONS

BEA	Baseline Environmental Assessment (Michigan process to provide new property owners and/or operators with exemptions from environmental liability)
BFP OR PLAN DEVELOPER	Brownfield Plan SJR Land Development LLC
ELIGIBLE PROPERTY	Property for which eligible activities are identified under a Brownfield Plan, referred to herein as “the subject property”.
ESA	Environmental Site Assessment
HBRA	Holland Brownfield Redevelopment Authority
LBRF	Local Brownfield Revolving Fund
MDEQ	Michigan Department of Environmental Quality
MEDC	Michigan Economic Development Corporation
MSF	Michigan Strategic Fund
PHASE I ESA	An environmental historical review and site inspection (no soil and/or groundwater sampling and analysis)
PHASE II ESA	Environmental subsurface investigation (includes soil, soil gas, and/or groundwater sampling and analysis)
RCC	Residential Cleanup Criteria
SUBJECT PROPERTY	The Eligible Property, located at 2123 Sherwood Avenue and 1884 M-40, in Holland, Michigan. It comprises two parcels.
TIF	Tax Increment Financing (TIF describes the process of using TIR—i.e., TIF is the use of TIR to provide financial support to a project)
TIR	Tax Increment Revenue (new property tax revenue, usually due to redevelopment and improvement that is generated by a property after approval of a Brownfield Plan)

BROWNFIELD PLAN

2123 Sherwood Ave. and 1884 M-40, Holland, Michigan 49423

1.0 Introduction

The City of Holland, Michigan (the "City"), established the Holland Brownfield Redevelopment Authority (the "Authority") on September 26, 2001, pursuant to Michigan Public Act 381 of 1996, as amended ("Act 381"). The primary purpose of Act 381 is to encourage the redevelopment of eligible property by providing economic incentives through tax increment financing for certain eligible activities.

The main purpose of this Brownfield Plan is to promote the redevelopment of and investment in certain "Brownfield" properties within the City. Inclusion of subject property within Brownfield plans will facilitate financing of environmental response and other eligible activities at eligible properties and will also provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as "Brownfields." By facilitating redevelopment of Brownfield properties, Brownfield plans are intended to promote economic growth for the benefit of the residents of the City and all taxing units located within and benefited by the Authority.

The identification or designation of a developer or proposed use for the Eligible Property that is the subject of this Brownfield Plan (the "subject property") shall not be integral to the effectiveness or validity of this Brownfield Plan. This Brownfield Plan is intended to apply to the subject property identified in this Brownfield Plan and, if tax increment revenues are proposed to be captured from that subject property, to identify and authorize the eligible activities to be funded by such tax increment revenues. Any change in the proposed developer or proposed use of the subject property shall not necessitate an amendment to this Brownfield Plan, affect the application of this Brownfield Plan to the subject property, or impair the rights available to the Authority under this Brownfield Plan.

This Brownfield Plan is intended to be a living document, which may be modified or amended in accordance with the requirements of Act 381, as necessary to achieve the purposes of Act 381. The applicable sections of Act 381 are noted throughout the Brownfield Plan for reference purposes.

This Brownfield Plan contains information required by Section 13(2) of Act 381.

The Kensington Place Project (Project) consists of the redevelopment of the subject property. The final plans for the redevelopment have not been completed. However, this Project will include construction of a mixed-use development incorporating senior housing, apartments and commercial office space. This Project will ultimately put an underutilized and undeveloped property into productive use.

In addition to the economic benefits of this development to the City of Holland, environmental activities are anticipated that would provide a safer and healthier community.

The Project is seeking approval of Tax Increment Financing (TIF). Construction is expected to begin in the first quarter of 2019.

2.0 General Provisions

The following sections detail information required by Act 381.

2.1 Description of Eligible Property (Section 13 (h))

The Eligible Property (“subject property”) is located at 2123 Sherwood Ave. and 1884 M-40, in the northwest ¼ of Section 15 (Township 4 North /Range 15 West) in Holland, Michigan. The subject property consists of two parcels that contain approximately 20.09 acres. The subject property is located in an area of the City of Holland (“City”) that is characterized by residential and commercial properties, light industrial properties, surface roadways, municipal sanitary sewer and water and electrical and gas utilities.

The following table describes each parcel which comprises the subject property. See Attachment A, Figure 2 – Eligible Property Boundary Map.

Eligible Property Information

Address	Tax Identification Number	Basis of Brownfield Eligibility	Approximate Acreage
2123 Sherwood Ave.	53-02-15-100-017	Facility	14.30
1884 M-40	53-02-15-200-013	Facility	5.79

The subject property is zoned Planned Unit Development (PUD) and Planned Residential Development (PRD). It is currently undeveloped land.

Attachment A includes site maps of the Eligible Property, refer to: Figure 1, Scaled Property Location Map and Figure 2, Eligible Property Boundary Map (which includes lot dimensions). The legal descriptions of the parcels included in the Eligible Property are presented in Attachment B.

The parcels and all tangible real and personal property located thereon will comprise the Eligible Property, which is referred to herein as the “subject property.”

2.2 Basis of Eligibility (Section 13 (2)(h), Section 2 (p))

The subject property is considered “Eligible Property” as defined by Act 381, Section 2 because: (a) the subject property was previously utilized as a commercial property; (b) it is located within the City of Holland, a qualified local governmental unit, or “Core Community” under Act 381; and (c) each of the parcels comprised by the subject property has been determined to be a “facility.”

Historical use of the property consists of the following:

- The parcel with address 2123 Sherwood Avenue was previously utilized as agricultural land from as early as 1938.
- The parcel with address 1884 M-40 was developed for commercial use (Roddy’s Truck Exchange and Roddy Storage Trailer) in 1985. The parcel has not been used for any obvious purpose since approximately 2006.

According to a Phase II Environmental Site Assessment conducted on the property in 2018, metals (e.g., arsenic, total chromium, iron and lead) have been identified in soil and/or groundwater on the property

at concentrations exceeding Michigan Department of Environmental Quality (MDEQ) Cleanup Criteria. Both 2123 Sherwood Avenue and 1884 M-40 meet the definition of a “facility” as defined by the Natural Resources and Environmental Protection Act (NREPA) Public Act 451 of 1994, as amended.

2.3 Summary of Eligible Activities and Description of Costs (Section 13 (2)(a),(b))

The “eligible activities” that are intended to be carried out at the subject property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include Department Specific Activities (Phase I ESA, Phase II ESAs, and BEA), due care activities, additional response activities, preparation of Brownfield and Act 381 work plans, site preparation and infrastructure improvements (see Table 1).

A summary of the eligible activities and the estimated cost of each eligible activity intended to be paid for with Tax Increment Revenues from the subject property are shown in the table below

Estimated Cost of Reimbursable Eligible Activities

Description of Eligible Activity		Estimated Cost*
1.	Department Specific Activities	\$ 695,373
2.	Demolition	\$ 3,198
3.	Site Preparation	\$ 44,188
4.	Infrastructure Improvements	\$ 1,681,518
Subtotal Environmental & Non-Environmental Eligible Activities		\$ 2,424,277
5.	15% Contingency on Eligible Activities**	\$ 359,836
6.	Brownfield Plan & Act 381 WP Preparation Activities	\$ 21,000
Total Eligible Activities Cost with 15% Contingency		\$ 2,805,113
7.	BRA Administration Fee	\$ 334,420
8.	State Brownfield Redevelopment Fund	\$ 44,576
9.	Local Brownfield Revolving Fund (LBRF)***	\$ 2,060,581
Total Eligible Costs for Reimbursement		\$ 5,644,690

*Estimated costs are subject to approval by MSF and MDEQ. Any costs not approved by the MSF or MDEQ may become local only costs paid out of captured tax increment revenues from locally levied millages (to the extent available).

**The contingency is applied to the Subtotal, excepting the BEA Activities, which have already been performed.

***LBRF deposits will be made in accordance with Act 381.

A detailed breakout of the eligible activities and the estimated cost of each eligible activity intended to be paid for with Tax Increment Revenues from the subject property is shown in Attachment C, Table 1.

It is currently anticipated that groundbreaking will occur in the first quarter of 2019 and construction will be completed by summer 2020.

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the subject property will be captured by the Authority and used to reimburse the cost of the eligible activities completed on the subject property after approval of this Brownfield Plan and an associated Reimbursement Agreement.

The costs listed in the table above are estimated costs and may increase or decrease depending on the nature and extent of environmental contamination and other unknown conditions encountered on the subject property. The actual cost of those eligible activities encompassed by this Brownfield Plan that will qualify for reimbursement from tax increment revenues of the Authority from the subject property shall be governed by the terms of a Reimbursement Agreement with the Authority (the "Reimbursement Agreement"). No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and/or the Development Agreement.

Tax increment revenues will first be used to pay or reimburse administrative expenses described in the table above. The amount of school tax revenues, which will be used to reimburse the costs of implementing eligible activities at this site, will be limited to the cost of eligible activities approved by the MDEQ and the MSF. In the event that the use of school tax revenues to reimburse specific eligible activities is not approved by the MDEQ or MSF, these specific activities will be reimbursed with local-only TIF (to the extent available).

2.4 Estimate of Captured Taxable Value and Tax Increment Revenues (Section 13 (2)(c)); Impact of Tax Increment Financing on Taxing Jurisdictions (Section 13 (2)(g), Section 2(ss))

This Brownfield Plan anticipates the capture of local tax increment revenues to reimburse the Developer for the costs of eligible activities under this Brownfield Plan in accordance with the Reimbursement Agreement. A table of estimated tax increment revenues to be captured is attached to this Brownfield Plan as Attachment C, Table 2. Tax increment revenue capture is expected to begin in 2020.

The total estimated cost of the eligible activities and other costs (including administrative fees, contingency and deposits to the State Brownfield Redevelopment Fund and HBRA LBRF) to be reimbursed through the capture of tax increment revenue is projected to be \$5,644,690. The estimated effective initial taxable value for this Brownfield Plan is \$205,682 and is based on land and real property tax only. The initial taxable value of \$205,682 is the taxable value of the property at the time this Plan was approved. Redevelopment of the subject property is expected to initially generate incremental taxable value in 2020 with the first significant increase in taxable value of approximately \$6,656,731 beginning in 2020.

It is estimated that the Authority will capture the 2020 through 2030 tax increment revenues to reimburse the cost of the eligible activities, make deposits to the State BRF and LBRF and pay Authority administrative fees. An estimated schedule of tax increment revenue reimbursement is provided as Attachment C, Table 3.

The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all taxable improvements on the subject property and the actual millage rates levied by the various taxing jurisdictions during each year of the plan, as shown in Attachment C, Tables 2 and 3. The actual tax increment captured will be based on taxable value set through the property assessment process by the local unit of government and equalized by the County and the millage rates set each year by the taxing jurisdictions.

2.5 Plan of Financing (Section 13 (2)(d)); Maximum Amount of Indebtedness (Section 13 (2)(e))

Eligible activities are to be financed by the Developer. The Authority will reimburse the Developer for the cost of approved eligible activities, but only from tax increment revenues generated from the subject property as available, and subject to the Reimbursement Agreement and Development Agreement.

All reimbursements authorized under this Brownfield Plan shall be governed by the Reimbursement Agreement. The Authority shall not incur any note or bonded indebtedness to finance the purposes of this Brownfield Plan. The inclusion of eligible activities and estimates of costs to be reimbursed in this Brownfield Plan is intended to authorize the Authority to fund such reimbursements. The inclusion of eligible activities and estimates of costs to be reimbursed in this Brownfield Plan does not obligate the Authority to fund any reimbursement or to enter into the Reimbursement Agreement providing for the reimbursement of any costs for which tax increment revenues may be captured under this Brownfield Plan, or which are permitted to be reimbursed under this Brownfield Plan. The amount and source of any tax increment revenues that will be used for purposes authorized by this Brownfield Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Brownfield Plan, will be provided solely under the Reimbursement Agreement contemplated by this Brownfield Plan.

2.6 Duration of Brownfield Plan (Section 13 (2)(f))

Current tax capture projections indicate the tax increment capture will continue for 11 years. In no event shall the duration of capture under the Brownfield Plan exceed 15, the maximum term decided by the Authority.

2.7 Effective Date of Inclusion in Brownfield Plan

The subject property will become a part of this Brownfield Plan on the date this Brownfield Plan is approved by the City of Holland. The date of tax capture shall commence during the year construction begins or the immediately following year—as increment revenue becomes available— but the beginning date of tax capture shall not exceed five years beyond the date of the governing body resolution approving the Brownfield Plan amendment.

2.8 Displacement/Relocation of Individuals on Eligible Property (Section 13 (2)(i-l))

There are no persons or businesses residing on the Eligible Property, and no occupied residences will be acquired or cleared; therefore, there will be no displacement or relocation of persons or businesses under this Brownfield Plan.

2.9 Local Brownfield Revolving Fund (“LBRF”) (Section 8, Section 13(2)(m))

The Authority has established a Local Brownfield Revolving Fund (LBRF). The Authority may capture incremental local and state school taxes to fund the LBRF, to the extent allowed by law. The rate and schedule of incremental tax capture for the LBRF will be determined on a case-by-case basis. Considerations may include, but not be limited to the following: total capture duration, total annual capture, project economic factors, level of existing LBRF funding, projected need for LBRF funds, and amount of school tax capture available in accordance with Act 381.

The amount of tax increment revenue authorized for capture and deposit in the LBRF is estimated at \$2,060,581.

2.10 Other Information

The tax capture breakdown of tax increment revenues anticipated to become available for use in this Brownfield Plan is summarized below.

There are 46.5667 non-homestead mills available for capture, with school millage equaling 24.0000 mills (51.5%) and local millage equaling 22.5667 mills (48.5%). The requested tax capture for environmental and non-environmental eligible activities breaks down as follows:

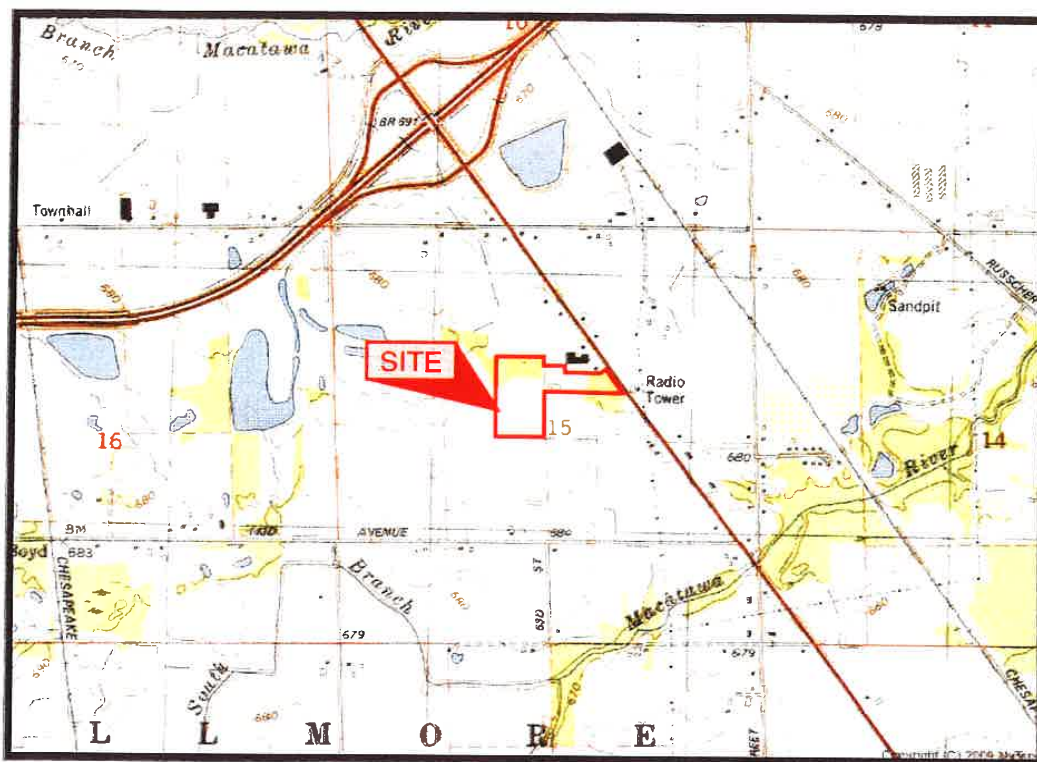
Tax Capture

State to Local Tax Capture	Eligible Activities (includes contingency)
MSF/MDEQ School tax capture (51.5%)	\$1,445,726
MSF/MDEQ Local tax capture (48.5%)	\$1,359,386
Total	\$2,805,113

Attachments

Attachment A
Site Maps

HAMILTON WEST QUADRANGLE
 MICHIGAN - ALLEGAN COUNTY
 7.5 MINUTE SERIES (TOPOGRAPHIC)



T.4 N.-R.15 W.

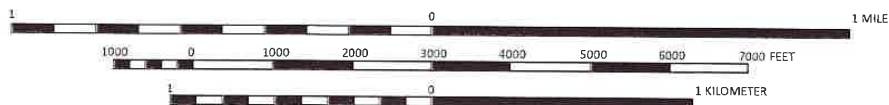


IMAGE TAKEN FROM 1981 U.S.G.S. TOPOGRAPHIC MAP



AKT PEERLESS

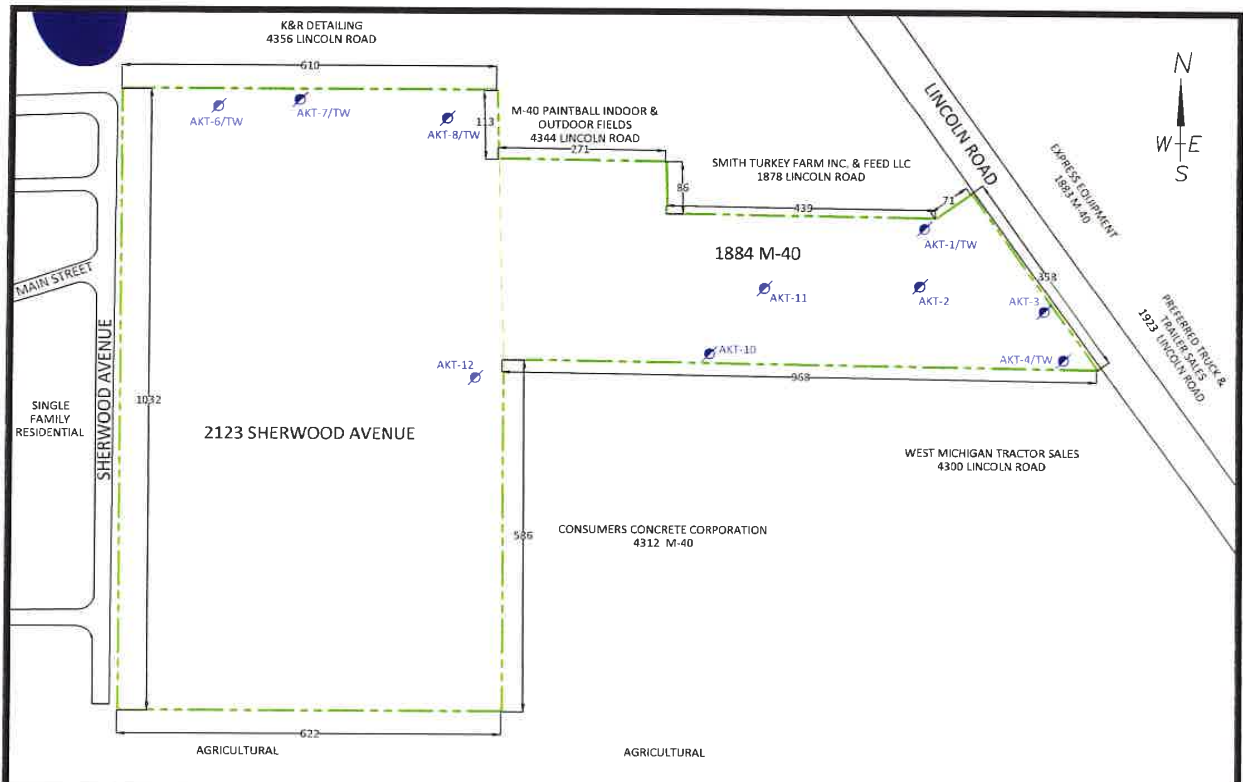
www.aktpeerless.com

SCALED PROPERTY LOCATION MAP

2123 SHERWOOD AVENUE AND 1884 M-40
 CITY OF HOLLAND, MICHIGAN
 PROJECT NUMBER: 13544F-5-17

DRAWN BY: OGO
 DATE: 10/29/2018

FIGURE 1



AKTPEERLESS
www.aktpeerless.com

ELIGIBLE PROPERTY BOUNDARY MAP
2123 SHERWOOD AVENUE AND 1884 M-40
CITY OF HOLLAND, MICHIGAN
PROJECT NUMBER: 13544F-2-25

LEGEND
--- = ELIGIBLE PROPERTY BOUNDARY LINE

DRAWN BY: OGO/ARR
DATE: 12/05/2018
0 100 200
SCALE: 1" = 200'
FIGURE 2

Attachment B
Legal Description(s)

2123 SHERWOOD AVE (Property Address)

Parcel Number: 53-02-15-100-017

Property Owner: S J & R LAND DEVELOPMENT LLC

Summary Information

> Assessed Value: \$202,400 | Taxable Value: \$136,558

No Images Found

Parcel is Vacant

Owner and Taxpayer Information

Owner	S J & R LAND DEVELOPMENT LLC 8516 HOMESTEAD AVE, STE 102 ZEELAND, MI 49464	Taxpayer	SEE OWNER INFORMATION
--------------	--	-----------------	-----------------------

General Information for Tax Year 2018

Property Class	RES VACANT	Unit	53 HOLLAND CITY
School District	HAMILTON	Assessed Value	\$202,400
MAP #	No Data to Display	Taxable Value	\$136,558
USER NUM IDX	0	State Equalized Value	\$202,400
USER ALPHA 1	Not Available	Date of Last Name Change	02/24/2014
USER ALPHA 3	Not Available	Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
USER ALPHA 2	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date 04/17/2009

Qualified Agricultural	June 1st	Final
2018	100.0000 %	-
2017	100.0000 %	100.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2017	\$249,200	\$249,200	\$133,750
2016	\$249,200	\$249,200	\$132,557
2015	\$249,200	\$249,200	\$132,161

Land Information

Zoning Code	No Data to Display	Total Acres	14.300
Land Value	\$404,890	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	No Data to Display	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		
Total Frontage: 0.00 ft		Average Depth: 0.00 ft

Legal Description

E1/2 SE1/4 NW1/4 EXC KENSINGTON PLACE I & II ALSO EXC THE N 300 FT M/L SEC 15 T4N R15W

8/17/2018

Record Details | Allegan County | BS&A Online

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Lien/Pg
-----------	------------	------------	---------	---------	---------------	---------

No sales history found.

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

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1884 M-40 HOLLAND, MI 49423 (Property Address)
 Parcel Number: 53-02-15-200-013

Property Owner: S J & R LAND DEVELOPMENT LLC

Summary Information
 > Assessed Value: \$82,000 | Taxable Value: \$69,124

No Images Found

Parcel is Vacant

Owner and Taxpayer Information

Owner	S J & R LAND DEVELOPMENT LLC 8516 HOMESTEAD AVE, STE 102 ZEELAND, MI 49464	Taxpayer	SEE OWNER INFORMATION
--------------	--	-----------------	-----------------------

General Information for Tax Year 2018

Property Class	RES VACANT	Unit	53 HOLLAND CITY
School District	HAMILTON	Assessed Value	\$82,000
MAP #	No Data to Display	Taxable Value	\$69,124
USER NUM IDX	0	State Equalized Value	\$82,000
USER ALPHA 1	Not Available	Date of Last Name Change	02/24/2014
USER ALPHA 3	Not Available	Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
USER ALPHA 2	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date No Data to Display

Principal Residence Exemption	June 1st	Final
2018	0.0000 %	-
2017	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2017	\$75,100	\$75,100	\$67,703
2016	\$73,600	\$73,600	\$67,100
2015	\$66,900	\$66,900	\$66,900

Land Information

Zoning Code	PUD	Total Acres	5.790
Land Value	\$163,938	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	No Data to Display	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		
Total Frontage: 0.00 ft		Average Depth: 0.00 ft

Legal Description

THAT PT OF NE 1/4 DESC AS BEG AT A PT ON N & S 1/4 LI OF SEC 15 BEING S 01 DEGREES 34 17' E 1759.27 FT FROM THE N 1/4 COR OF SEC 15; TH PROCEEDING S 89 DEGREES 13' 45" E 270.54 FT TH S 01 DEGREE 34 17" E 85.00 FT; TH S 89 DEGREES 13 45" E 439.35 FT, TH N 54 DEGREES 34' 28" E 34.03 FT

8/17/2018

Record Details | Allegan County | BS&A Online

TO W'ERLY R-O-W LI OF HWY M-40 TH ON SAID W'ERLY R-O-W LI S 35 DEGREES 25 32' E 375.43 FT; TH N 89 DEGREES 13 45' W 997.36 FT TO N & S 1/4 LI OF SEC 15 TH N 01 DEGREES 34' 17' W 333.65 FT TO PT OF BEGINNING SEC 15 T4N, R15W

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Libery/Page
01/16/2002	\$925,000.00	WD	YANCO INVESTMENT COMPANY	SJ & R LAND DEVELOPMENT LLC	Good Split Improved	2174/690

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Attachment C

Tables

Table 1. Eligible Activities

Kensington Place
1884 M-40 and 2123 Sherwood Ave
Holland, MI

AKT Peerless Project No. 13544f

As of January 7, 2018

ELIGIBLE ACTIVITIES COST SUMMARY			
			Estimated Cost of Eligible Activity
Department Specific Activities			\$ 695,373
Demolition			\$ 3,198
Site Preparation Activities			\$ 44,188
Eligible Infrastructure Improvement Activities			\$ 1,581,518
TOTAL NON-ENVIRONMENTAL ELIGIBLE ACTIVITIES			\$ 1,728,904
Total Environmental and Non-Environmental Eligible Activities			\$ 2,424,277
15% Contingency on Eligible Activities			\$ 359,836
Brownfield Plan & Act 381 WP Preparation Activities			\$ 21,000
Total Eligible Activities Cost with 15% Contingency			\$ 2,805,113
BRA Administration Fee			\$ 334,420
State Revolving Fund			\$ 444,576
Local Brownfield Revolving Fund (LBRF)			\$ 2,060,581
Total Eligible Costs for Reimbursement			\$ 5,644,690

Table 2. Tax Increment Revenue Estimates

Kensington Place
 1884 M-40 and 2123 Sherwood Ave
 Holland, MI
 AKT Peerless Project No. 13544f
 As of January 7, 2018

Estimated TV Increase rate: 1.01

Plan Year	Calendar Year												
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030		
Initial Taxable Value	\$ 205,682	\$ 205,682	\$ 205,682	\$ 205,682	\$ 205,682	\$ 205,682	\$ 205,682	\$ 205,682	\$ 205,682	\$ 205,682	\$ 205,682		
Estimated New TV	\$ 5,862,913	\$ 13,721,835	\$ 13,862,373	\$ 14,000,634	\$ 14,140,701	\$ 14,282,108	\$ 14,424,929	\$ 14,569,179	\$ 14,714,873	\$ 14,862,019	\$ 15,010,633		
Incremental Difference (New TV - Initial TV)	\$ 6,656,731	\$ 13,519,143	\$ 13,656,391	\$ 13,795,012	\$ 13,935,019	\$ 14,076,425	\$ 14,219,247	\$ 14,363,497	\$ 14,509,188	\$ 14,656,337	\$ 14,804,957		
SCHOOL CAPTURE													
State Education Tax (SET)	6.0000	Incremental	\$ 1,234	\$ 1,234	\$ 1,234	\$ 1,234	\$ 1,234	\$ 1,234	\$ 1,234	\$ 1,234	\$ 1,234	\$ 1,234	
School Operating Tax	18.0000	Incremental	\$ 3,702	\$ 3,702	\$ 3,702	\$ 3,702	\$ 3,702	\$ 3,702	\$ 3,702	\$ 3,702	\$ 3,702	\$ 3,702	
School Total	24.0000	Incremental	\$ 4,936	\$ 4,936	\$ 4,936	\$ 4,936	\$ 4,936	\$ 4,936	\$ 4,936	\$ 4,936	\$ 4,936	\$ 4,936	
Total School Tax Increment Revenue Capture			\$ 159,762	\$ 324,459	\$ 327,753	\$ 331,080	\$ 334,440	\$ 337,834	\$ 341,262	\$ 344,724	\$ 348,221	\$ 351,752	\$ 355,319
Local Captures													
City Oper Gen	7.7317	Incremental	\$ 1,468	\$ 104,525	\$ 105,587	\$ 106,659	\$ 107,741	\$ 108,835	\$ 109,939	\$ 111,054	\$ 112,181	\$ 113,318	\$ 114,467
Mun Cap Proj	0.1539	Incremental	\$ 1,064	\$ 2,162	\$ 2,184	\$ 2,206	\$ 2,228	\$ 2,251	\$ 2,274	\$ 2,297	\$ 2,320	\$ 2,344	\$ 2,367
Str Improv	1.2330	Incremental	\$ 247	\$ 247	\$ 247	\$ 247	\$ 247	\$ 247	\$ 247	\$ 247	\$ 247	\$ 247	\$ 247
Sidewalk Improv	0.0500	Incremental	\$ 333	\$ 676	\$ 688	\$ 690	\$ 697	\$ 704	\$ 711	\$ 718	\$ 725	\$ 733	\$ 740
Library Oper	1.4750	Incremental	\$ 9,819	\$ 19,941	\$ 20,143	\$ 20,348	\$ 20,554	\$ 20,763	\$ 20,973	\$ 21,186	\$ 21,401	\$ 21,618	\$ 21,837
QAISD Ed	5.4577	Incremental	\$ 36,130	\$ 71,783	\$ 74,532	\$ 75,289	\$ 76,053	\$ 76,825	\$ 77,604	\$ 78,392	\$ 79,187	\$ 79,990	\$ 80,802
All County Oper	4.5778	Incremental	\$ 30,473	\$ 61,888	\$ 62,616	\$ 63,151	\$ 63,792	\$ 64,439	\$ 65,093	\$ 65,753	\$ 66,420	\$ 67,094	\$ 67,774
Max Authority	0.1921	Incremental	\$ 2,610	\$ 5,301	\$ 5,355	\$ 5,409	\$ 5,464	\$ 5,518	\$ 5,575	\$ 5,632	\$ 5,689	\$ 5,747	\$ 5,805
Airport Auth	0.0395	Incremental	\$ 856	\$ 1,333	\$ 1,347	\$ 1,360	\$ 1,374	\$ 1,388	\$ 1,402	\$ 1,416	\$ 1,431	\$ 1,445	\$ 1,460
Road Improv	0.9916	Incremental	\$ 6,601	\$ 13,406	\$ 13,542	\$ 13,679	\$ 13,818	\$ 13,958	\$ 14,100	\$ 14,243	\$ 14,387	\$ 14,533	\$ 14,681
Senior Sv	0.4323	Incremental	\$ 2,878	\$ 5,844	\$ 5,904	\$ 5,964	\$ 6,024	\$ 6,085	\$ 6,147	\$ 6,209	\$ 6,272	\$ 6,336	\$ 6,400
Local Total	22.5667		\$ 150,220	\$ 305,082	\$ 308,180	\$ 311,308	\$ 314,467	\$ 317,658	\$ 320,881	\$ 324,137	\$ 327,424	\$ 330,745	\$ 334,099
Non-Capturable Taxes													
City Debt Serv	4.6290	New TV	\$ 31,766	\$ 63,532	\$ 64,168	\$ 64,809	\$ 65,457	\$ 66,112	\$ 66,773	\$ 67,441	\$ 68,115	\$ 68,796	\$ 69,484
Ham Sch Debt	4.5000	New TV	\$ 30,881	\$ 61,762	\$ 62,379	\$ 63,003	\$ 63,633	\$ 64,269	\$ 64,912	\$ 65,561	\$ 66,217	\$ 66,879	\$ 67,548
Total Non-Capturable Taxes	9.1290		\$ 62,647	\$ 125,294	\$ 126,547	\$ 127,812	\$ 129,090	\$ 130,381	\$ 131,682	\$ 132,998	\$ 134,322	\$ 135,655	\$ 136,992

Preliminary Tax Increment Finance Projection

Kensington Place
 1334 M-43 and 2123 Shenwood Ave
 Holland, MI
 AKT Peerless Project No. 13544
 August 2019, 7:00 PM

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	91.5%	\$ 1,445,726		\$ 1,445,726
Local	8.5%	\$ 1,359,386	\$ -	\$ 1,359,386
TOTAL		\$ 2,805,113	\$ -	\$ 2,805,113

Estimated Total Years of Plan: **11**

Estimated Capture	
Administrative Fees	\$ 334,420
State Revolving Fund	\$ 444,575
LBRF	\$ 2,066,318

	Plan Year	Year											Total		
		1	2	3	4	5	6	7	8	9	10	11	12	13	
Total State Incremental Revenue	\$ 159,752	\$ 324,459	\$ 327,753	\$ 331,080	\$ 334,440	\$ 337,834	\$ 341,262	\$ 344,724	\$ 348,221	\$ 351,752	\$ 355,319	\$ 358,922	\$ 362,560		
State Revolving Fund (Revolving Fund (3 mils on SE))	\$ 13,375	\$ 28,037	\$ 28,380	\$ 28,723	\$ 29,066	\$ 29,409	\$ 29,752	\$ 30,095	\$ 30,438	\$ 30,781	\$ 31,124	\$ 31,467	\$ 31,810		
State TIR Available for Reimbursement	\$ 139,791	\$ 283,902	\$ 286,784	\$ 289,695	\$ 292,635	\$ 295,605	\$ 298,604	\$ 301,633	\$ 304,693	\$ 307,783	\$ 310,904	\$ 314,056	\$ 317,240		
Total Local Incremental Revenue	\$ 150,220	\$ 305,382	\$ 308,180	\$ 311,308	\$ 314,467	\$ 317,658	\$ 320,881	\$ 324,137	\$ 327,424	\$ 330,745	\$ 334,099	\$ 337,486	\$ 340,908		
Local-Only Taxes	\$ 15,800	\$ 30,588	\$ 30,848	\$ 31,131	\$ 31,447	\$ 31,785	\$ 32,148	\$ 32,534	\$ 32,934	\$ 33,348	\$ 33,776	\$ 34,219	\$ 34,676		
Local TIR Available for Reimbursement	\$ 135,198	\$ 274,574	\$ 277,362	\$ 280,177	\$ 283,021	\$ 285,893	\$ 288,793	\$ 291,723	\$ 294,682	\$ 297,671	\$ 300,689	\$ 303,738	\$ 306,817		
Total Plan Local TIR Available	\$ 274,991	\$ 558,916	\$ 564,146	\$ 569,872	\$ 575,656	\$ 581,494	\$ 587,387	\$ 593,331	\$ 599,326	\$ 605,373	\$ 611,473	\$ 617,629	\$ 623,847		
DEVELOPER	Beginning Balance														
DEVELOPER Reimbursement Balance	\$ 2,805,113	\$ 2,530,128	\$ 1,971,647	\$ 1,407,501	\$ 837,626	\$ 267,972	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
STATE Reimbursement Balance	\$ 2,445,726	\$ 2,201,925	\$ 1,872,333	\$ 1,525,749	\$ 1,165,552	\$ 792,918	\$ 419,918	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -		
Eligible Activities Reimbursement	\$ 1,445,726	\$ 139,791	\$ 283,902	\$ 286,784	\$ 289,695	\$ 292,635	\$ 295,604	\$ 298,604	\$ 301,633	\$ 304,693	\$ 307,783	\$ 310,904	\$ 314,056		
Local-Only Taxes	\$ 410,146	\$ 30,588	\$ 30,848	\$ 31,131	\$ 31,447	\$ 31,785	\$ 32,148	\$ 32,534	\$ 32,934	\$ 33,348	\$ 33,776	\$ 34,219	\$ 34,676		
Total STATE TIR Reimbursement	\$ 139,791	\$ 283,902	\$ 286,784	\$ 289,695	\$ 292,635	\$ 295,604	\$ 298,604	\$ 301,633	\$ 304,693	\$ 307,783	\$ 310,904	\$ 314,056	\$ 317,240		
LOCAL Reimbursement Balance	\$ 2,359,386	\$ 1,224,188	\$ 949,314	\$ 572,252	\$ 392,075	\$ 209,054	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Eligible Activities Reimbursement	\$ 1,359,386	\$ 135,198	\$ 274,574	\$ 277,362	\$ 280,177	\$ 283,021	\$ 285,914	\$ 288,834	\$ 291,781	\$ 294,754	\$ 297,754	\$ 300,781	\$ 303,834		
Local-Only Taxes	\$ 385,558	\$ 18,810	\$ 19,274	\$ 19,744	\$ 20,214	\$ 20,684	\$ 21,154	\$ 21,624	\$ 22,094	\$ 22,564	\$ 23,034	\$ 23,504	\$ 23,974		
Total LOCAL TIR Reimbursement	\$ 135,198	\$ 274,574	\$ 277,362	\$ 280,177	\$ 283,021	\$ 285,914	\$ 288,834	\$ 291,781	\$ 294,754	\$ 297,754	\$ 300,781	\$ 303,834	\$ 306,817		
Total Annual Developer Reimbursement	\$ 2,805,113	\$ 2,530,128	\$ 1,971,647	\$ 1,407,501	\$ 837,626	\$ 267,972	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
LOCAL BROWNFIELD REVOLVING FUND	LBRF Year	0	1	2	3	4	5	6	7	8	9	10	11		
LBRF Deposits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 319,525	\$ 556,291	\$ 291,723	\$ 294,682	\$ 297,671	\$ 300,689		
STATE	\$ 420,285	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 142,687	\$ 267,498	\$ -	\$ -	\$ -	\$ -		
LOCAL	no maximum	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 176,838	\$ 288,793	\$ 291,723	\$ 294,682	\$ 297,671	\$ 300,689		

Exhibit D

Brownfield Reimbursement Agreement

Date	Contractor	Description	Invoice Date*	Invoice No.*	Invoice Amount	Total Amount for Reimbursement
-------------	-------------------	--------------------	----------------------	---------------------	-----------------------	---------------------------------------

BEA / Phase I and II

Due Care Activities

Additional Response Activities

Brownfield Plan/Work Plan Preparation

Exhibit E

Proposed Initial Rental Rates

Ottawa County Area Median Income - \$53,900

Ottawa County Affordability Rates	1 Bed	2 Bed	3 Bed
at 60% Area Median Income	\$866	\$1,039	\$1,201
at 80% Area Median Income	\$1,155	\$1,386	\$1,602
at 100% Area Median Income	\$1,443	\$1,732	\$2,002
Kensington Place			
Proposed Rental Rates below 80% AMI	1 Bed	2 Bed	3 Bed
	\$898	\$1136 - \$1,225	\$1,534
	54 units	93 units	15 Units
Kensington Place			
Proposed Rental Rates Above 80% AMI	1 Bed	2 Bed	3 Bed
		\$1,356 - \$1,374	\$1,727
		39 units	15 units

Terms contained in Section 9 (Affordability Reimbursement Requirements) apply to the price of rents charged and reporting requirements during the term of the agreement. The rates contained in this Exhibit are subject to final approval as to form by City Attorney as agreed upon by the City of Holland and developer up to December 30, 2020. If no amendments are made by that date, these rates apply.

Approved as to Form: _____

Date: _____



Action Request

Requesting Department:

Community & Neighborhood Services

Submitted By:

Steve Peterson

Meeting Date:

July 1, 2026

Agenda Item:

Planning Commission - Text Amendments to the Unified Development Ordinance - ROLL CALL

Agenda Item #:

10A

Meeting Type:

City Council Regular

Attachments:

Redline sections
Clean copy sections

Suggested Caption / Motion / Recommendation:

It is recommended that City Council approve for final adoption, the text amendments to the Unified Development Ordinance (UDO), Chapter 39 of the Holland Ordinance Code, with an effective date of July 22, 2026.

Summary of Request:

Staff have put together some amendments to the Unified Development Ordinance (UDO) to address Battery Energy Storage Systems (BESS) and in an attempt to comply with PA 233. These amendments are attempting to do the following:

- Require principal use BESS to be limited to the Industrial Zoning district.
- Make sure it's clear that BESS associated with utility substation equipment is defined as an essential service.
- Clarify the definition of essential services for use by Municipal and public utility providers.
- Maintain the current UDO format and use similar UDO regulations i.e., wind and solar as a model.
- Treat small scale BESS similarly to other similar structures in residential zones.
- Allow small scale accessory BESS in all zoning districts.

On June 9, 2026, the Planning Commission considered the amendments and recommended (9-0) to approve. No public comment was received at the public hearing.

Financial Information:

Total Cost: \$0 General Fund Cost: \$0 Included in Budget: Yes No N/A

If not included in budget, recommended funding source:

Action is related to the Strategic Plan and Business Plan:

Goal:

4: To provide quality services to all stakeholders.

Objective:

4.2: Community and Neighborhood Services - Provide a vibrant and sustainable community that is a great place to live, work and play.

City Manager: Recommended Not Recommended Without Recommendation

Board / Commission / Committee Approval Date:

June 9, 2026

Board / Commission / Committee Name:

Planning Commission recommended 9-0 to approve the text amendments.

BESS P* All zoning districts as small scale and accessory use
 S* Large Scale and Accessory in CMU GMU RMU PUD NMU HDR ED A
 S* Principal use only in I.

USES		LDR	CNR	MDR	TNR	HDR	MHR	NMU	CMU	RMU	GMU	ED	I	A	OS	PUD	F
Industrial Uses	Alternative Energy - Solar	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*		P*/S*	P*/S*	P*/S*
	Alternative Energy - Wind	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*		P*/S*	P*/S*	P*/S*
	Manufacturing - Low Intensity	-	-	-	-	-	-	-	S	S	-	-	P		-	-	-
	Manufacturing - High Intensity	-	-	-	-	-	-	-	-	-	-	-	S*		-	-	-
	Oil and Gas Drilling	-	-	-	-	-	-	P*	P*	P*	P*	-	P*		-	-	-
	Power Plant (Not Wind or Solar)	-	-	-	-	-	-	-	-	-	-	-	S		-	-	-
	Recycling Collection Centers	-	-	-	-	-	-	-	-	-	-	-	P*		-	-	-
	Research and Development	-	-	-	-	-	-	-	P	P	S	P	P		-	-	-
	Self Storage Facilities	-	-	-	-	-	P*	-	P*	P*	-	-	P*		-	-	-
	Transportation and Logistics	-	-	-	-	-	-	-	S	-	-	-	P		-	-	-
	Warehousing	-	-	-	-	-	-	-	P*	P*	-	P	P*		-	-	-
Other Uses	Campground	-	-	-	-	-	-	S*	-	-	-	-	-		S*	S*	-
	Cemetery (Public)	-	-	-	-	-	-	-	-	-	-	-	-		P	-	-
	Cemetery (Private)	-	-	-	-	-	-	-	-	-	-	-	-		P*	-	-
	Greenhouses	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		P*	P*	P*
	Government/Municipal Services	S	S	S	S	S	S	S	S	S	S*	S	S		P	S	S
	Institutions of Higher Education	S	S	S	S	S	S	S	S	S	P/S	P	S		-	-	S
	K-12 Schools	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P	P/S		-	-	P/S
	Kennels	-	-	-	-	-	-	-	P*	-	-	-	-		-	-	-
	Marinas	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*		S*	S*	S*
	Parking Lots as a Principal Use	-	-	-	-	-	-	-	S*	-	-	P*	P*		-	-	S*
	Parking Structures as the Principal Use	-	-	-	-	-	-	-	S*	-	S	P*	P*		-	P*	S*
	Recreation - Indoor	-	-	-	-	P	P	P	P	P	P	P	P		S	P	P
	Recreation - Outdoor	-	-	-	-	P	P	P	P	S	S	P	-		P	P	S
	Religious Institutions	P	P	P	P	P	P	P	P	S	S	P	S		-	P	S
	Sexually Oriented Businesses	-	-	-	-	-	-	-	S*	-	-	-	-		-	-	-
Wireless Communication Facilities	P*	P*	P*	P*	P*	P*	P*	P*/S*	P*	P*	P*	P*/S*		P*/S*	P*	P*	

See Section 39-2.17 for allowed uses

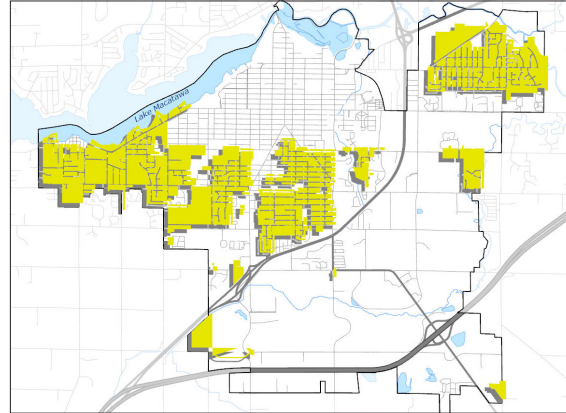
- P Permitted, see the Zone District
- P* Permitted with Restrictions, see the Zone District and [Section 39-4.02](#)
- S Special Land Use, see the Zone District and [Section 39-4.03](#)
- S* Special Land Use with Restrictions, see the Zone District, [Section 39-4.03](#) and [Section 39-4.04](#)

1	Toolbox
2	Zone Districts
3	Form Based Code
4	Add'l Use Standards
5	Site Design Review Standards
6	Landscaping/ Green Inf.
7	Lighting
8	Signage
9	General Standards
10	Streets/ Sidewalks/ Driveways
11	Subdivision of Land
12	Processes/ Admin.
13	Non-conformities
14	Definitions

SECTION 39-2.05 LOW DENSITY RESIDENTIAL ZONE DISTRICT

LDR

A. **Intent:** The LDR Low Density Residential Zone District is intended primarily for *Single Detached Dwelling Units* and detached *Accessory Dwelling Units (ADUs)*. The non-residential uses that are permitted on separate properties have been determined to be compatible with residential uses.



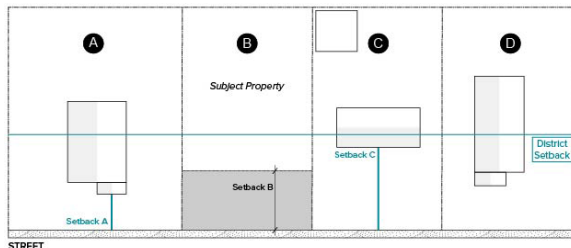
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions

B. LDR Dimensional Standards Table.

SETBACKS AND BUILDING HEIGHT			
		MINIMUM	MAXIMUM
Setbacks	Front Yard[~]	30 ft	-
	Side Yard	7 ft	-
	Rear Yard	25 ft	-
	Secondary Street Yard	20 ft	-
	Building Height	-	35 ft

LOT AREA AND WIDTH		
USE	MIN. AREA	MIN. WIDTH
1 Single Detached Dwelling	7,000 sf	50 ft
1 Accessory Dwelling Unit (ADU)	7,000 sf	50 ft
Non-Residential	7,000 sf	50 ft

[~]**Front Yard Exception:** The *front yard setback* may be reduced if the adjacent house(s) were built with a lesser *front yard setback*. The *front yard setback* shall be established by averaging the *setback* of the 2 adjacent house(s). No *setback* shall be less than 10 feet.



The average front yard setback of nearest two properties on both sides of subject property. (Setback A + Setback C ÷ 2 = Setback B)

C. LDR Use and Parking Standards Table.

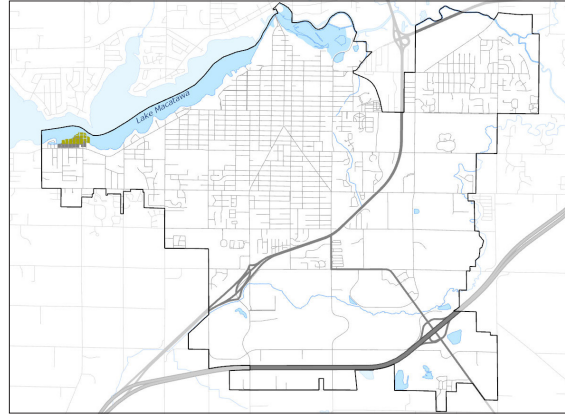
USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES *	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)
1 Single Detached Dwelling Unit	Permitted	1 per dwelling unit	-	<u>9.04</u>
1 Accessory Dwelling Unit (ADU)	Permitted	1 per dwelling unit	-	<u>9.07</u>

	USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES *	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)	
1 Toolbox						
2 Zone Districts	Residential Uses	Bed and Breakfast	Permitted: 1-4 Guest Rooms 5-8 Guest Rooms: Special Exception	1 per guest room, plus 1 for the dwelling unit	4 spaces <u>4.02.C</u> <u>12.12.B</u> Special Exception	
3 Form Based Code		Short Term Rentals	Permitted with Restrictions (See Section 39-4.02.Q)	1 per dwelling unit	- <u>4.02.Q</u> Chapter 14	
4 Add'l Use Standards		Home Occupation/ Business Type 1 and 2	Type 1: Permitted Type 2: Special Exception	1 per dwelling unit. Type 2: 2 parking spaces available	- <u>4.02.G</u> <u>12.12.B</u> Special Exception	
5 Site Design Review Standards		Child Care In-Home	1-6 children permitted; 6+ requires Special Exception	-	-	<u>4.02.D.2-3</u>
6 Landscaping/ Green Inf.		Offices	Permitted Accessory to a Religious Institution or K-12 School	1 per 800 sf	-	-
7 Lighting	Other Uses	Child Care Centers	Permitted Accessory to a Religious Institution or K-12 School	1 per 800 sf	-	<u>4.02.D.1</u>
8 Signage		Alternative Energy - Solar	Permitted as Accessory Use	-	-	<u>4.02.B</u> <u>4.04.B</u>
9 General Standards		Alternative Energy - Wind	Permitted: 40 feet in height or less Special Land Use: Greater than 40 feet in height Shall be Accessory Use	-	-	<u>4.02.B</u> <u>4.04.B</u>
10 Streets/ Sidewalks/ Driveways		Greenhouses	Permitted as Accessory Use	-	-	-
11 Subdivision of Land		Government/ Municipal Services	Special Land Use	Approving Authority Determination	1 per 5,000 sf, minimum 4 available to general public	<u>4.03</u>
12 Processes/ Admin.		Institutions of Higher Education	Special Land Use	Approving Authority Determination	Approving Authority Determination	<u>4.03</u>
13 Non-conformities		K-12 Schools	Special Land Use Existing Uses Can Expand without Special Land Use Approval	Approving Authority Determination	2 per classroom	<u>4.03</u>
14 Definitions		Marinas	Special Land Use	Approving Authority Determination	Approving Authority Determination	<u>4.04.F</u>
		Religious Institutions	Permitted	Approving Authority Determination	1 per 40 seats in worship space, minimum 4 available to general public	-
		Wireless Communication Facilities	Permitted Only when located on an existing structure	-	-	<u>4.02.X</u> <u>4.04.M</u>
		BESS	Permitted as Accessory Use		4.02.BB	
	* Where square footage is referenced, it refers to gross building square footage.					

SECTION 39-2.06 COTTAGE NEIGHBORHOOD RESIDENTIAL ZONE DISTRICT

CNR

A. **Intent:** The CNR Cottage Neighborhood Residential *Zone District* is intended primarily for residential properties in neighborhoods with small *lots*, such as the Central Park Neighborhood. The combination of small *lot* sizes, narrow street *right-of-ways*, and the compact geography of the neighborhood create a residential *Zone District* where, if not controlled through the *Zone District* standards, the *scale* and size of some *buildings* could have negative impacts on adjacent properties. Non-residential *uses* are permitted on separate properties that are deemed compatible with residential *uses*. The Infill Design Review process is required in this *Zone District* to ensure design continuity and character preservation.



B. **CNR Dimensional Standards Table.**

SETBACKS AND PRINCIPAL BUILDING SIZE			
		MINIMUM	MAXIMUM
Setbacks	Front Yard	20 ft (25 ft when abutting a right-of-way less than 33 ft wide)	-
	Side Yard (Residential)	7 ft	-
	Side Yard (Non-Residential)	20 ft	-
	Rear Yard	20 ft	-
	Secondary Street Yard	10 ft	-
Building Size	Building Height	-	30 ft
	Residential Building Size	-	2,500 sf <u>Section 39-2.06.D.2</u>
	Non-Residential Building Size	-	2,500 sf <u>Section 39-2.06.D.3</u>

LOT AREA AND WIDTH		
USE	MIN. AREA	MIN. WIDTH
1 Single Detached Dwelling Unit	5,000 sf	50 ft
Non-Residential	5,000 sf	50 ft

ATTACHED GARAGE SETBACKS SECTION 39-9.04.E	
	MINIMUM
Secondary Street Yard	16 ft
See Section 39-9.05 for detached accessory structures.	

- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions

1	Toolbox
2	Zone Districts
3	Form Based Code
4	Add'l Use Standards
5	Site Design Review Standards
6	Landscaping/ Green Inf.
7	Lighting
8	Signage
9	General Standards
10	Streets/ Sidewalks/ Driveways
11	Subdivision of Land
12	Processes/ Admin.
13	Non-conformities
14	Definitions

C. CNR Use and Parking Standards Table.

USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES *	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)	
Residential Uses	1 Single Detached Dwelling Unit	Permitted	1 per dwelling unit	-	<u>9.04</u>
	Bed and Breakfast	Permitted: 1-4 Guest Rooms 5-8 Guest Rooms: Special Exception	1 per guest room, plus 1 for the dwelling unit	4 spaces	<u>4.02.C</u> <u>12.12.B</u> Special Exception
	Short Term Rental	Permitted with Restrictions (See Section 39-4.02.Q)	1 per dwelling unit	-	<u>4.02.Q</u> Chapter 14
	Home Occupation/ Business Type 1 and 2	Type 1: Permitted Type 2: Special Exception	Type 1: 1 per dwelling unit. Type 2: 2 parking spaces available	-	<u>4.02.G</u> <u>12.12.B</u> Special Exception
	Child Care In-Home	1-6 children permitted; 6+ requires Special Exception	-	-	<u>4.02.D.2-3</u>
	Other Uses	Offices	Permitted Accessory to a Religious Institution or K-12 School	1 per 800 sf	-
Child Care Centers		Permitted Accessory to a Religious Institution or K-12 School	1 per 800 sf	-	<u>4.02.D.1</u>
Alternative Energy - Solar		Permitted as Accessory Use	-	-	<u>4.02.B</u> <u>4.04.B</u>
Alternative Energy - Wind		Permitted: 40 feet in height or less Special Land Use: Greater than 40 feet in height Shall be Accessory Use	-	-	<u>4.02.B</u> <u>4.04.B</u>
Greenhouses		Permitted as Accessory Use	-	-	-
Government/ Municipal Services		Special Land Use	Approving Authority Determination	1 per 5,000 sf, minimum 4 available to general public	<u>4.03</u>
Institutions of Higher Education		Special Land Use	Approving Authority Determination	Approving Authority Determination	<u>4.03</u>
K-12 Schools		Special Land Use Existing Uses Can Expand without Special Land Use Approval	Approving Authority Determination	2 per classroom	<u>4.03</u>
Marinas		Special Land Use	Approving Authority Determination	Approving Authority Determination	<u>4.04.F</u>

	USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES *	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)
Other Uses	Religious Institutions	Permitted	Approving Authority Determination	1 per 40 seats in worship space, minimum 4 available to general public	-
	Wireless Communication Facilities	Permitted Only when located on an existing structure	-	-	4.02.G 4.04.M

BESS

Permitted as Accessory Use

4.02.BB

* Where square footage is referenced, it refers to gross building square footage.

D. Additional Standards.

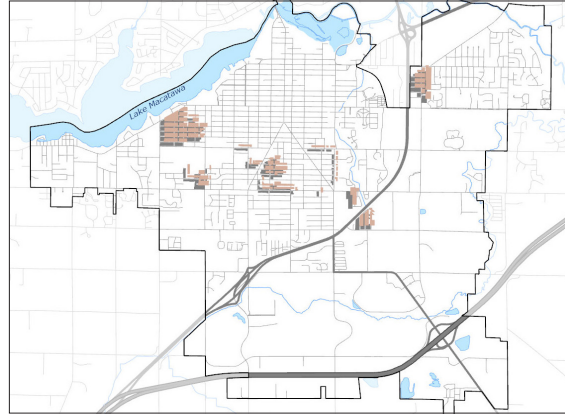
1. The **Infill Design Review Standards** shall apply in the *CNR Zone District* as described in Section 39-9.09.
2. **Residential Buildings** shall not exceed **2,500 square feet** in gross floor area.
3. **Non-Residential Buildings** shall not exceed 2,500 square feet in gross floor area unless approved for a Special Exception under Section 39-12.12.B.
4. **Accessory Dwelling Units** are not permitted.
5. The **maximum size** of any *accessory structure* in the CNR district is **576 square feet**.

1	Toolbox
2	Zone Districts
3	Form Based Code
4	Add'l Use Standards
5	Site Design Review Standards
6	Landscaping/ Green Inf.
7	Lighting
8	Signage
9	General Standards
10	Streets/ Sidewalks/ Driveways
11	Subdivision of Land
12	Processes/ Admin.
13	Non-conformities
14	Definitions

SECTION 39-2.07 MEDIUM DENSITY RESIDENTIAL ZONE DISTRICT

MDR

A. **Intent:** The MDR Medium Density Residential *Zone District* is intended for one detached dwelling units and two attached dwelling units. To encourage medium density, both dwelling types are permitted on the same size properties. Non-residential uses are permitted on separate properties that are deemed compatible with residential uses.

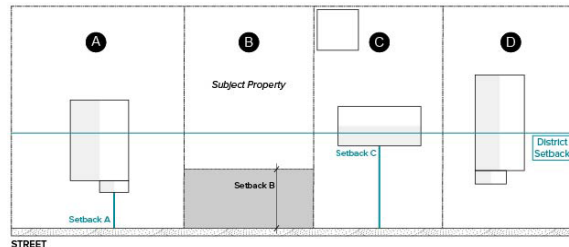


B. MDR Dimensional Standards Table.

SETBACKS AND BUILDING HEIGHT			
		MINIMUM	MAXIMUM
Setbacks	Front Yard [~]	25 ft	-
	Side Yard – Residential	5 ft	-
	Side Yard – Non-Residential	20 ft	-
	Rear Yard	25 ft	-
	Secondary Street Yard – Residential	16 ft	-
	Secondary Street Yard – Non-Residential	20 ft	-
	Building Height	-	35 ft

LOT AREA AND WIDTH		
USE	MIN. AREA	MIN. WIDTH
1 Single Detached Dwelling Unit	5,000 sf	40 ft
1 Building with Two Attached Dwelling Units	5,000 sf	40 ft
Non-Residential	5,000 sf	40 ft

[~]**Front Yard Exception:** The *front yard setback* may be reduced if the adjacent house(s) were built with a lesser *front yard setback*. The *front yard setback* shall be established by averaging the *setback* of the 2 adjacent house(s). No *setback* shall be less than 10 feet.



The average front yard setback of nearest two properties on both sides of subject property. (Setback A + Setback C ÷ 2 = Setback B)

- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions

C. MDR Use and Parking Standards Table.

1	Toolbox
2	Zone Districts
3	Form Based Code
4	Add'l Use Standards
5	Site Design Review Standards
6	Landscaping/ Green Inf.
7	Lighting
8	Signage
9	General Standards
10	Streets/ Sidewalks/ Driveways
11	Subdivision of Land
12	Processes/ Admin.
13	Non-conformities
14	Definitions

USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES *	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)	
Residential Uses	1 Single Detached Dwelling Unit	Permitted	1 per dwelling unit	-	<u>9.04</u>
	1 Building with Two Attached Dwelling Units	Permitted	1 per dwelling unit	-	<u>9.04</u>
	1 Accessory Dwelling Unit (ADU)	Permitted Only on properties with Single Detached Dwelling Units	1 per dwelling unit	-	<u>9.07</u>
	Bed and Breakfast	Permitted: 1-4 Guest Rooms 5-8 Guest Rooms: Special Exception	1 per guest room, plus 1 for the dwelling unit	1 per 10 rooms, minimum 4 available to general public	<u>4.02.C</u> <u>12.12.B</u> Special Exception
	Short Term Rentals	Permitted with Restrictions	1 per dwelling unit	-	<u>4.02.Q</u> Chapter 14
	Home Occupation/ Business Type 1 and 2	Type 1: Permitted Type 2: Special Exception	Type 1: 1 per dwelling unit. Type 2: 2 parking spaces available	-	<u>4.02.G</u> <u>12.12.B</u> Special Exception
	Child Care In-Home	1-6 children permitted; 6+ requires Special Exception	-	-	<u>4.02.D.2-3</u>
Other Uses	Offices	Permitted Accessory to a Religious Institution or K-12 School	1 per 800 sf	-	-
	Child Care Centers	Permitted Accessory to a Religious Institution or K-12 School	1 per 800 sf	-	<u>4.02.D.1</u>
	Alternative Energy - Solar	Permitted as Accessory Use	-	-	<u>4.02.B</u> <u>4.04.B</u>
	Alternative Energy - Wind	Permitted: 40 feet in height or less Special Land Use: Greater than 40 feet in height	-	-	<u>4.02.B</u> <u>4.04.B</u>
	Greenhouses	Shall be Accessory Use Permitted as Accessory Use	-	-	-
	Government/ Municipal Services	Special Land Use	Approving Authority Determination	1 per 5,000 sf, minimum 4 available to general public	<u>4.03</u>
	Institutions of Higher Education	Special Land Use	Approving Authority Determination	Approving Authority Determination	<u>4.03</u>
K-12 Schools	Special Land Use Existing Uses Can Expand without Special Land Use Approval	Approving Authority Determination	2 per classroom	<u>4.03</u>	

USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES *	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)
Other Uses	Marinas	Special Land Use	Approving Authority Determination	Approving Authority Determination <u>4.04.F</u>
	Religious Institutions	Permitted	Approving Authority Determination	1 per 40 seats in worship space, minimum 4 available to general public -
	Wireless Communication Facilities	Permitted Only when located on an existing structure	-	-

* Where square footage is referenced, it refers to gross building square footage.

BESS

Permitted as Accessory Use

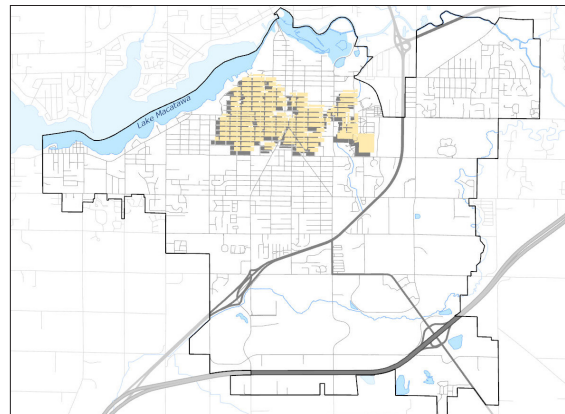
4.02.BB

1	Toolbox
2	Zone Districts
3	Form Based Code
4	Add'l Use Standards
5	Site Design Review Standards
6	Landscaping/ Green Inf.
7	Lighting
8	Signage
9	General Standards
10	Streets/ Sidewalks/ Driveways
11	Subdivision of Land
12	Processes/ Admin.
13	Non-conformities
14	Definitions

SECTION 39-2.08 TRADITIONAL NEIGHBORHOOD RESIDENTIAL ZONE DISTRICT

TNR

A. **Intent:** The TNR Traditional Neighborhood Residential *Zone District* is intended for medium-high *density* of residential units. Allowing up to Four *Attached Dwelling Units* on a single property, TNR standards ensure the preservation and enhancement of the City's core, urban, historic, and walkable neighborhoods. Non-residential uses are permitted on separate properties that are deemed compatible with residential uses. The Infill Design Review process is required in this *Zone District* to ensure design continuity and character preservation.



B. TNR Dimensional Standards Table.

SETBACKS AND BUILDING HEIGHT			
		MINIMUM	MAXIMUM
Setbacks	Front Yard	10 ft	25 ft
	Side Yard	5 ft	-
	Rear Yard	25 ft	-
	Secondary Street Yard	7 ft	25 ft
	Building Height	-	40 ft

ATTACHED GARAGE SETBACKS SECTION 39-9.04.E		
		MINIMUM
Setbacks	Front Yard	16 ft
	Secondary Street Yard	16 ft

See Section 39-9.05 for detached accessory structures.

LOT AREA AND WIDTH		
USE	MIN. AREA	MIN. WIDTH
1 Single Detached Dwelling Unit	5,000 sf	40 ft
1 Building with Two Attached Dwelling Units	9,600 sf	60 ft
1 Building with Three Attached Dwelling Units	14,400 sf	60 ft
1 Building with Four Attached Dwelling Units	19,200 sf	60 ft
Non-Residential	5,000 sf	40 ft

1
Toolbox

2
Zone Districts

3
Form Based Code

4
Add'l Use Standards

5
Site Design Review Standards

6
Landscaping/ Green Inf.

7
Lighting

8
Signage

9
General Standards

10
Streets/ Sidewalks/ Driveways

11
Subdivision of Land

12
Processes/ Admin.

13
Non-conformities

14
Definitions

C. TNR Use and Parking Standards Table.

	USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES *	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)
Residential Uses	1 Single Detached Dwelling Unit	Permitted	1 per dwelling unit	-	<u>9.04</u>
	1 Building with Two Attached Dwelling Units	Permitted Limitations: <u>Section 39-2.08.B, Section 39-2.08.D.1, Section 39-2.21</u>	1 per dwelling unit	-	<u>9.04</u>
	1 Building with Three Attached Dwelling Units	Permitted Limitations: <u>Section 39-2.08.B, Section 39-2.08.D.1, Section 39-2.21</u>	1 per dwelling unit	-	<u>9.04</u>
	1 Building with Four Attached Dwelling Units	Permitted Limitations: <u>Section 39-2.08.B, Section 39-2.08.D.1, Section 39-2.21</u>	1 per dwelling unit	-	<u>9.04</u>
	1 Accessory Dwelling Unit (ADU)	Permitted Only on properties with Single Detached Dwelling Units	1 per dwelling unit	-	<u>9.07</u>
	Bed and Breakfast	Permitted: 1-4 Guest Rooms 5-8 Guest Rooms: Special Exception	1 per guest room, plus 1 for the dwelling unit	4 spaces	<u>4.02.C</u> <u>12.12.B</u> Special Exception
	Short Term Rentals	Permitted with Restrictions	1 per dwelling unit	-	<u>4.02.Q</u> Chapter 14
	Home Occupation/ Business Type 1 and 2	Type 1: Permitted Type 2: Special Exception	Type 1: 1 per dwelling unit. Type 2: 2 parking spaces available	-	<u>4.02.G</u> <u>12.12.B</u> Special Exception
	Child Care In-Home	1-6 children permitted; 6+ requires Special Exception	-	-	<u>4.02.D.2-3</u>
	Other Uses	Offices	Permitted Accessory to a Religious Institution or K-12 School	1 per 800 sf	-
Child Care Centers		Permitted Accessory to a Religious Institution or K-12 School	1 per 800 sf	-	<u>4.02.D.1</u>
Alternative Energy - Solar		Permitted as Accessory Use	-	-	<u>4.02.B</u> <u>4.04.B</u>
Alternative Energy - Wind		Permitted: 40 feet in height or less Special Land Use: Greater than 40 feet in height	-	-	<u>4.02.B</u> <u>4.04.B</u>
Greenhouses		Shall be Accessory Use Permitted as Accessory Use	-	-	-

- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 11 Subdivision of Land
- 12 Processes/ Admin.
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USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES *	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)
Other Uses	Government/ Municipal Services	Special Land Use	Approving Authority Determination	1 per 5,000 sf, minimum 4 available to general public <u>4.03</u>
	Institutions of Higher Education	Special Land Use	Approving Authority Determination	Approving Authority Determination <u>4.03</u>
	K-12 Schools	Special Land Use Existing Uses Can Expand without Special Land Use Approval	Approving Authority Determination	2 per classroom <u>4.03</u>
	Marinas	Special Land Use	Approving Authority Determination	Approving Authority Determination <u>4.04.F</u>
	Religious Institutions	Permitted	Approving Authority Determination	1 per 40 seats in worship space, minimum 4 available to general public -
	Wireless Communication Facilities	Permitted Only when located on an existing structure	-	-

BESS Permitted as Accessory Use **4.02.BB**

* Where square footage is referenced, it refers to gross building square footage.

D. Additional Standards Required.

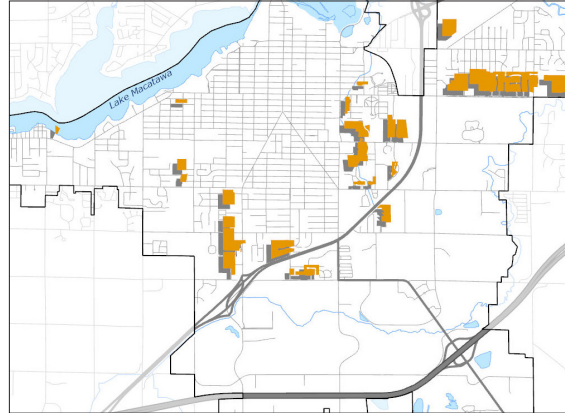
- Hope Neighborhood Overlay District:** See Section 39-2.21 to determine if located in the Hope Neighborhood Overlay District and for requirements.
- The Infill Design Review** standards shall apply in the TNR Zone District as described in Section 39-9.09.
- Education Zone District.** These TNR standards shall apply to *Single Detached Dwelling Units* located in the *ED Zone District* (Section 39-2.15) that are **not owned** by an *Institution of Higher Education*.
- Historic Districts.** Properties in an *Historic District* are also required to adhere to the City Code of Ordinances Chapter 2, Article XV *Historic Districts* and *Historic District Commissions* ordinance.

1	Toolbox
2	Zone Districts
3	Form Based Code
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11	Subdivision of Land
12	Processes/ Admin.
13	Non-conformities
14	Definitions

SECTION 39-2.09 HIGH DENSITY RESIDENTIAL ZONE DISTRICT

HDR

A. **Intent:** The HDR High Density Residential *Zone District* is intended for residential dwellings with 2 or more attached *dwelling units*. To encourage affordability and apartment communities, the HDR *Zone District* encourages residential *developments* with 5 or more units, flexibility in design, and medium-intensity non-residential *uses* to provide *services* to residents.



B. **HDR Dimensional Standards Table.**

SETBACKS			
		MINIMUM	MAXIMUM
Setbacks	Front Yard – From existing streets	25 ft	75 ft
	Front Yard – From internal/new streets	10 ft	25 ft
	Side Yard	20 ft	-
	Rear Yard	25 ft	-
	Secondary Street Yard – From existing streets	25 ft	75 ft
	Secondary Street Yard – From internal/new public streets	10 ft	25 ft

BUILDING HEIGHT			
		MINIMUM	MAXIMUM
Building Height		-	45 ft

ATTACHED GARAGE SETBACKS SECTION 39-9.04.E	
MINIMUM	
Front Yard – From internal/new streets	16 ft
Secondary Street Yard – From internal/new public streets	16 ft

See Section 39-9.05 for detached accessory structures.

- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 11 Subdivision of Land
- 12 Processes/ Admin.
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C. HDR Use and Parking Standards Table.

	USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES *	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)
Residential Uses	Two Attached Dwelling Units	Permitted	1 per dwelling unit	-	<u>9.04</u>
	Three Attached Dwelling Units	Permitted	1 per dwelling unit	-	<u>9.04</u>
	Four Attached Dwelling Units	Permitted	1 per dwelling unit	-	<u>9.04</u>
	Five or More Attached Dwelling Units	Permitted	1 per dwelling unit	1 long term space per 2 dwelling units. 4 short term spaces for general public.	<u>9.04</u>
	Bed and Breakfast	Permitted: 1-4 Guest Rooms 5-8 Guest Rooms: Special Exception	1 per guest room, plus 1 for the dwelling unit	4 spaces	<u>4.02.C</u> <u>12.12.B</u> Special Exception
	Short Term Rentals	Permitted Only when Owner-Occupied	1 per dwelling unit	-	<u>4.02.Q</u> Chapter 14
	Home Occupation/ Business Type 1 and 2	Type 1: Permitted Type 2: Special Exception	Type 1: 1 per dwelling unit. Type 2: 2 parking spaces available	-	<u>4.02.G</u> <u>12.12.B</u> Special Exception
	Child Care In-Home	1-6 children permitted; 6+ requires Special Exception	-	-	<u>4.02.D.2-3</u>
	Commercial Uses	Retail	Permitted when located in same structure as 5 or more dwelling units and not exceed 25% of the total floor area.	1 per 400 sf	1 per 4,000 sf for the first 75,000 sf 1 per 12,500 sf for floor area over 75,000 sf Minimum 4 available to general public
Services		Permitted when located in same structure as 5 or more dwelling units and not exceed 25% of the total floor area.	1 per 400 sf	1 per 5,000 sf, minimum 4 available to general public	-
Offices		Permitted when located in same structure as 5 or more dwelling units and not exceed 25% of the total floor area.	1 per 400 sf	1 per 5,000 sf, minimum 4 available to general public	-
Care Facilities		Permitted: Up to 20 Occupants Special Land Use: Over 20 Occupants	1.25 per patient room	Approving Authority Determination	<u>4.02.Y</u> <u>4.03</u>

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USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES *	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)	
Commercial Uses	Child Care Centers	Permitted Accessory to a Religious Institution or K-12 School OR when located in same structure as 5 or more dwelling units and not exceed 25% of the total floor area.	1 per 800 sf	-	4.02.D.1
	Event Venues	Permitted when located in same structure as 5 or more dwelling units and not exceed 25% of the total floor area.	1 per 400 sf	Approving Authority Determination	-
Other Uses	Alternative Energy - Solar	Permitted as Accessory Use	-	-	4.02.B 4.04.B
	Alternative Energy - Wind	Permitted: 40 feet in height or less Special Land Use: Greater than 40 feet in height Shall be Accessory Use	-	-	4.02.B 4.04.B
	Greenhouses	Permitted as Accessory Use	-	-	-
	Government/ Municipal Services	Special Land Use	Approving Authority Determination	1 per 5,000 sf, minimum 4 available to general public	4.03
	Institutions of Higher Education	Special Land Use	Approving Authority Determination	Approving Authority Determination	4.03
	K-12 Schools	Special Land Use Existing Uses Can Expand without Special Land Use Approval	Approving Authority Determination	2 per classroom	4.03
	Marinas	Special Land Use	Approving Authority Determination	Approving Authority Determination	4.04.F
	Recreation - Indoor	Permitted as Accessory Use	Approving Authority Determination	-	-
	Recreation - Outdoor	Permitted as Accessory Use	Approving Authority Determination	-	-
	Religious Institutions	Permitted	Approving Authority Determination	1 per 40 seats in worship space, minimum 4 available to general public	-
Wireless Communication Facilities	Permitted Only when located on an existing structure	-	-	4.02.X 4.04.M	

BESS Permitted as Accessory Use

4.02.BB

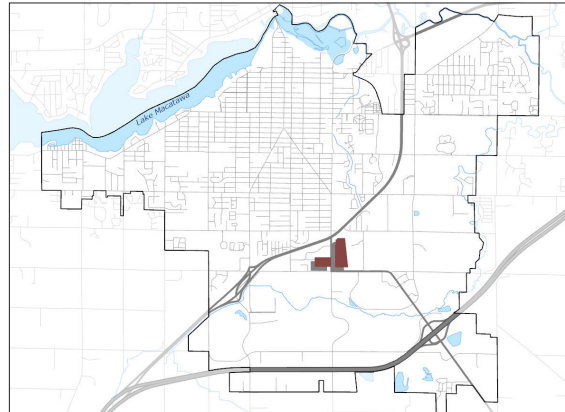
* Where square footage is referenced, it refers to gross building square footage.

1	Toolbox
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SECTION 39-2.10 MANUFACTURED HOUSING COMMUNITY ZONE DISTRICT



A. **Intent:** The MHR Manufactured Housing Community Zone District is intended for *manufactured housing* in State-licensed mobile home parks that are safe and attractive and use high-quality materials.



B. MHR Dimensional Standards Table.

SETBACKS AND BUILDING HEIGHT			
		MINIMUM	MAXIMUM
Setbacks	Front Yard	10 ft	-
	Side Yard	25 ft	-
	Rear Yard	25 ft	-
	Secondary Street Yard	10 ft	-
	Building Height	-	35 ft

LOT AREA AND WIDTH		
USE	MIN. AREA	MIN. WIDTH
Manufactured Housing Communities	50 Manufactured Homes	10 Manufactured Homes Per Acre
Community Development Area	10 Acres	-
Open Space	5% of Community	-

ATTACHED GARAGE SETBACKS SECTION 39-9.04.E	
	MINIMUM
Front Yard	16 ft
Secondary Street Yard	16 ft

See Section 39-9.05 for detached accessory structures.

- 1 Toolbox
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14	Definitions

C. MHR Use and Parking Standards Table.

USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES *	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)	
Residential Uses	1 Single Detached Dwelling Unit	Permitted	1 per dwelling unit	-	<u>9.04</u>
	Manufactured Housing Communities	Permitted	1 per dwelling unit	-	<u>2.10.D-F</u>
	Bed and Breakfast	Permitted: 1-4 Guest Rooms 5-8 Guest Rooms: Special Exception	1 per guest room, plus 1 for the dwelling unit	4 spaces	<u>4.02.C</u> <u>12.12.B</u> Special Exception
	Short Term Rentals	Permitted Only when Owner-Occupied	1 per dwelling unit	-	<u>4.02.Q</u> Chapter 14
	Home Occupation/ Business Type 1 and 2	Type 1: Permitted Type 2: Special Exception	Type 1: 1 per dwelling unit. Type 2: 2 parking spaces available	-	<u>4.02.G</u> <u>12.12.B</u> Special Exception
	Child Care In-Home	1-6 children permitted; 6+ requires Special Exception	-	-	<u>4.02.D.2-3</u>
Commercial Uses	Services	Permitted As Accessory to Manufactured Housing Community and shall not exceed 10% of the community complex	1 per 400 sf	1 per 5,000 sf, minimum 4 available to general public	-
	Offices	Permitted As Accessory to Manufactured Housing Community and shall not exceed 10% of the community complex	1 per 400 sf	1 per 5,000 sf, minimum 4 available to general public	-
	Child Care Centers	Permitted As Accessory to Manufactured Housing Community and shall not exceed 10% of the community complex	1 per 800 sf	-	<u>4.02.D.1</u>
	Event Venues	Permitted As Accessory to Manufactured Housing Community and shall not exceed 10% of the community complex	1 per 500 sf	Approving Authority Determination	-

USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES *	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)	
Other Uses	Alternative Energy - Solar	Permitted as Accessory Use	-	-	<u>4.02.B</u> <u>4.04.B</u>
	Alternative Energy - Wind	Permitted: 40 feet in height or less Special Land Use: Greater than 40 feet in height Shall be Accessory Use	-	-	<u>4.02.B</u> <u>4.04.B</u>
	Self Storage Facilities	Permitted: As Accessory to Manufactured Housing Community	-	-	<u>4.02.P</u>
	Greenhouses	Permitted as Accessory Use	-	-	-
	Government/ Municipal Services	Special Land Use	Approving Authority Determination	1 per 5,000 sf, minimum 4 available to general public	<u>4.03</u>
	Institutions of Higher Education	Special Land Use	Approving Authority Determination	Approving Authority Determination	<u>4.03</u>
	K-12 Schools	Special Land Use Existing Uses Can Expand without Special Land Use Approval	Approving Authority Determination	2 per classroom	<u>4.03</u>
	Marinas	Special Land Use	Approving Authority Determination	Approving Authority Determination	<u>4.04.F</u>
	Recreation - Indoor	Permitted: As Accessory to Manufactured Housing Community	Approving Authority Determination	-	-
	Recreation - Outdoor	Permitted: As Accessory to Manufactured Housing Community	Approving Authority Determination	-	-
	Religious Institutions	Permitted	Approving Authority Determination	1 per 40 seats in worship space, minimum 4 available to general public	-
	Wireless Communication Facilities	Permitted Only when located on an existing structure	-	-	<u>4.02.X</u> <u>4.04.M</u>

* Where square footage is referenced, it refers to gross building square footage. BESS Permitted as Accessory Use 4.02.BB

1	Toolbox
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D. Additional Requirements

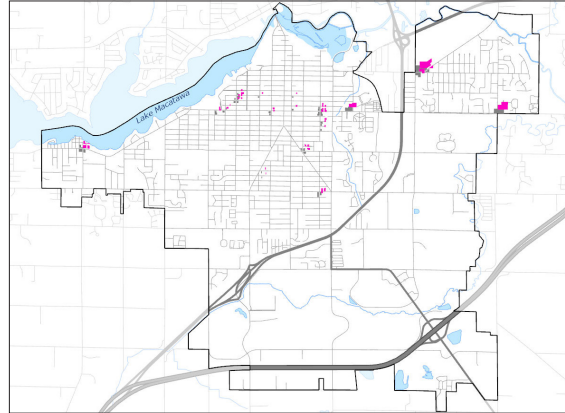
1. Minimum *setback* for recreational, utility, service, or administrative *buildings* is **20 feet** to exterior *property lines* and **10 feet** to a *manufactured housing* community property.
2. Any portion of a *manufactured housing* community located adjacent to the I, NMU, CMU, RMU, GMU, or F *Zone Districts* shall be fenced or screened to **6 feet** in height.
3. Manufactured homes shall not be occupied unless located on a *manufactured housing* stand and until all provisions of this section have been complied with.
4. Every manufactured home stand shall be provided with supporting concrete piers or a concrete surface and a minimum of **8 tie-down anchors** suitable to prevent uplift or overturning and capable of withstanding a withdrawal force of **4,800 pounds** without failure.
5. Every manufactured home shall be fully skirted within **30 days** of installation on the manufactured home stand.
6. Any manufactured home installed in a *manufactured housing* community shall comply with the construction standards of all State and Local authorities applicable to the construction of manufactured homes and the current standards of the American National Standards Institute for the Construction and Safety of Manufactured Homes.
7. Every manufactured home shall be provided with municipal water and sewer service and with electrical connections. Any utility service, including fuel supply, shall be installed underground.
8. The requirements of Act No. 194 of the Public Acts of 1949, as amended, applicable to *manufactured housing* communities, are made a part of this division the same as if set out herein, and no certificate of occupancy shall be issued until such requirements have been met. All provisions of *UDO* and the City of Holland Code of Ordinances, which apply to residential property within the City not in conflict herewith shall apply to *manufactured housing* communities.

- E. **Streets.** Internal circulatory streets within a *manufactured housing* community shall be curbed and drained and shall comply with the following width standards:
1. Circulatory streets with *parking* on both sides: **36 feet wide.**
 2. Circulatory streets with *parking* on one side: **32 feet wide.**
 3. Circulatory streets with no *parking*: **28 feet wide.**
 4. Courts, culs-de-sac and other limited thoroughfare streets within a *development* serving not more than **12** mobile home properties shall be provided with an improved surface and be a minimum of **20 feet** in width.
 5. Except for public streets within a community complex, the responsibility for street maintenance shall be that of the *manufactured housing* community management and shall be adequate to ensure access by emergency *vehicles* at all times.
- F. **Parking.** Where *off-street parking* is provided on individual manufactured home properties, such *manufactured housing* properties shall be provided with paved, vehicular access, which connects the property to a street within the community complex and drained in accordance with public street standards.

SECTION 39-2.11 NEIGHBORHOOD MIXED USE ZONE DISTRICT



A. **Intent:** The NMU Neighborhood Mixed Use *Zone District* is intended to protect and enhance the economic vitality of Holland's traditional, full-service neighborhoods and to encourage walkability to employment and *amenities* by allowing *mixed use development*. The NMU *Zone District* is specifically intended for nodes of activity with a combination of uses, such as retail, *amenities*, services, and multi-family housing, adjacent to *Residential Zone Districts*.



B. NMU Dimensional Standards Table.

SETBACKS AND BUILDING HEIGHT WEST OF US-31			
		MINIMUM	MAXIMUM
Setbacks	Front Yard	2 ft	6 ft
	Side Yard	0 ft.	
		10 ft. if property line adjacent to Residential Zone District.	-
	Rear Yard	0 ft.	
		10 ft. if property line adjacent to Residential Zone District.	-
	Secondary Street Yard	2 ft	6 ft
Building Height	-	35 ft	

SETBACKS AND BUILDING HEIGHT EAST OF US-31			
		MINIMUM	MAXIMUM
Setbacks	Front Yard	10 ft	25 ft
	Side Yard	5 ft.	
		10 ft. if property line adjacent to Residential Zone District	-
	Rear Yard	10 ft.	
		25 ft. if property line adjacent to Residential Zone District	-
	Secondary Street Yard	10 ft	25 ft
Building Height	-	35 ft	

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11	Subdivision of Land
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C. NMU Use and Parking Standards Table.

USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)	
Residential Uses	Single Attached Dwelling Unit	Permitted with commercial uses listed in this zone district	1 per dwelling unit	-	<u>9.04</u>
	Two Attached Dwelling Units	Permitted with commercial uses listed in this zone district	1 per dwelling unit	-	<u>9.04</u>
	Three Attached Dwelling Units	Permitted with commercial uses listed in this zone district	1 per dwelling unit	-	<u>9.04</u>
	Four Attached Dwelling Units	Permitted with commercial uses listed in this zone district	1 per dwelling unit	-	<u>9.04</u>
	Five or More Attached Dwelling Units	Special Land Use	1 per dwelling unit	1 long term space per 2 dwelling units. 4 short term spaces for general public.	<u>4.03</u> <u>4.04.G</u> <u>9.04</u>
	Short Term Rentals	Permitted	1 per dwelling unit	-	<u>4.02.Q</u> Chapter 14
	Home Occupation/ Business Type 1 and 2	Type 1: Permitted Type 2: Special Exception	Type 1: 1 per dwelling unit. Type 2: 2 parking spaces available	-	<u>4.02.G</u> <u>12.12.B</u> Special Exception
	Child Care In-Home	1-6 children permitted; 6+ requires Special Exception	-	-	<u>4.02.D.2-3</u>
Commercial Uses	Retail	Permitted	1 per 800 sf	1 per 4,000 sf for the first 75,000 sf 1 per 12,500 sf for floor area over 75,000 sf Minimum 4 available to general public	-
	Services	Permitted	1 per 800 sf	1 per 5,000 sf, minimum 4 available to general public	-
	Restaurants/Bars	Permitted	1 per 800 sf	1 per 2,000 sf, minimum 4 available to general public	-
	Offices	Permitted	1 per 800 sf	1 per 5,000 sf, minimum 4 available to general public	-
	Child Care Centers	Special Land Use	1 per 800 sf	-	<u>4.03</u>

	USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)
Commercial Uses	Drive-Thru's	Permitted	Included with Principal Use	-	<u>4.02.E</u>
	Event Venues	Special Land Use	1 per 500 sf	Approving Authority Determination	<u>4.03</u>
	Funeral Homes	Permitted East of US-31 Only	1 per 300 sf	Approving Authority Determination	<u>4.02.F</u>
	Maker Spaces	Special Land Use	1 per 400 sf	Approving Authority Determination	<u>4.03</u>
	Outdoor Sales, Outdoor Cafes, and Sidewalks Cafes	Permitted	Included with Principal Use	-	<u>4.02.K</u>
	Vehicle Repair	Special Land Use for expansion of existing uses	3 per vehicle bay	Approving Authority Determination	<u>4.04.K</u>
	Vehicle Sales	Special Land Use for expansion of existing uses	1 per 1,000 sf of indoor showroom, plus per 1 per 10 outdoor display spaces	Approving Authority Determination	<u>4.04.L</u>
	Vendor Trucks	Permitted On private property as part of an Outdoor Cafe	Included with Principal Use	-	<u>4.02.V</u>
Other Uses	Alternative Energy - Solar	Permitted as Accessory Use	-	-	<u>4.02.B</u> <u>4.04.B</u>
	Alternative Energy - Wind	Permitted: 40 feet in height or less	-	-	<u>4.02.B</u> <u>4.04.B</u>
		Special Land Use: Greater than 40 feet in height Shall be Accessory Use	-	-	
	Oil and Gas Drilling	Permitted	-	-	<u>4.02.I</u>
	Greenhouses	Permitted as Accessory Use	-	-	-
	Government/ Municipal Services	Special Land Use	Approving Authority Determination	1 per 5,000 sf, minimum 4 available to general public	<u>4.03</u>
	Institutions of Higher Education	Special Land Use	Approving Authority Determination	Approving Authority Determination	<u>4.03</u>
K-12 Schools	Special Land Use Existing Uses Can Expand without Special Land Use Approval	Approving Authority Determination	2 per classroom	<u>4.03</u>	

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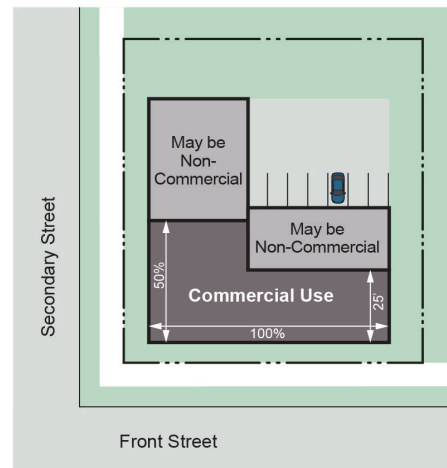
	USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)
Other Uses	Marinas	Special Land Use	Approving Authority Determination	Approving Authority Determination	<u>4.04.F</u>
	Recreation - Indoor	Permitted as Accessory Use	Approving Authority Determination	-	-
	Recreation - Outdoor	Permitted as Accessory Use	Approving Authority Determination	-	-
	Religious Institutions	Permitted	Approving Authority Determination	1 per 40 seats in worship space, minimum 4 available to general public	-
	Wireless Communication Facilities	Permitted Only when located on an existing structure	-	-	<u>4.02.X</u>

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BESS **Permitted as Accessory Use** **4.02.BB**
 * Where square footage is referenced, it refers to gross building square footage. See Section 39-12.02 for reduction/waiver of commercial parking requirements.

D. Use Allowances.

1. **Only commercial uses are allowed as follows:**
 - a. Located in **100% of the first story** of a building facing the **front street**, to a depth of 25 feet.
 - b. Located in **50% of the entire first story** of a building facing a **secondary street**, to a depth of 25 feet.
2. **Residential** uses are permitted in the remaining areas of the *building*.
3. **A Special Land Use may be approved** by the *Planning Commission* to decrease the amount of *commercial* use if the context of the site deems it appropriate. See Section 39-4.04.G.



E. **NMU Building Design Review Standards.**

1. **Window Requirements**

- a. **First story façades 2 feet to 10 feet above grade** along the front street, and for the first 12 feet along a secondary street, shall be comprised of **60% window glass** with a transparency level of **80% VLT** minimum.
 - b. **Upper story façades** shall be comprised of a minimum of 30% window glass.
 - c. **A Special Land Use may be approved** by the *Planning Commission* to decrease the amount of window glazing if the context of the site deems it appropriate. See [Section 39-4.04.G](#).
 - d. All efforts shall be made to **maximize the amount of commercial window areas** along all street level elevations. Specifically, those areas of the street façade from 2-10 feet above the sidewalk shall be maximized.
- 2. All *buildings* shall have **1 primary entrance** opening to the adjacent sidewalk of the street where the *building* fronts.
 - 3. **An additional entrance** shall be provided for a side or rear *parking lot*.
 - 4. Materials shall be selected for street level *building* façades that are **compatible with the existing character of nearby commercial and mixed use buildings**, while allowing for the opportunity for the use of contemporary materials and design elements.
 - 5. **Upper story and residential portions of building façades** shall be compatible with other features of the *building* and with the positive attributes and materials of surrounding *properties*.
 - 6. **Renovations and alterations** of existing *buildings* shall not make the *building* façade any less conforming to these standards than the existing condition.

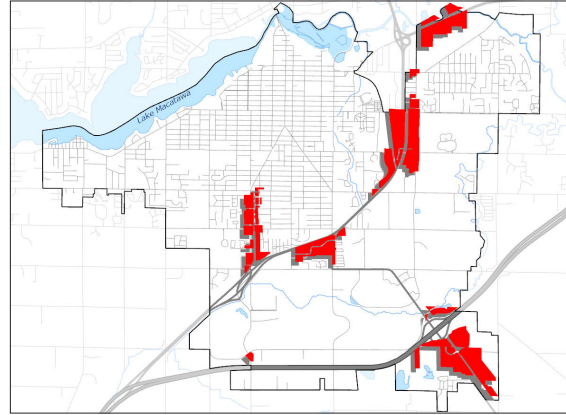


1	Toolbox
2	Zone Districts
3	Form Based Code
4	Add'l Use Standards
5	Site Design Review Standards
6	Landscaping/ Green Inf.
7	Lighting
8	Signage
9	General Standards
10	Streets/ Sidewalks/ Driveways
11	Subdivision of Land
12	Processes/ Admin.
13	Non-conformities
14	Definitions

SECTION 39-2.12 CORRIDOR MIXED USE ZONE DISTRICT



A. **Intent:** The CMU Corridor Mixed Use Zone District is intended to encourage a broad mix of uses along higher traffic corridors in order to preserve and enhance the economic vitality of the City. Allowing residential uses up to 20% on the ground floor and no maximum density requirement above commercial uses will provide additional affordable housing opportunities and convenient, walkable amenities, entertainment, and employment. Vehicle-oriented commercial uses are also intended for this Zone District.



B. CMU Dimensional Standards Table.

SETBACKS AND BUILDING HEIGHT			
		MINIMUM	MAXIMUM
Setbacks	Front Yard – Abutting Washington Avenue:	20 ft	85 ft
	Front Yard – Not abutting Washington Avenue:	25 ft	-
	Side Yard ^	25 ft	-
	Rear Yard ^	25 ft	-
	Secondary Street Yard	20 ft	-
	Building Height	-	50 ft

C. Use Allowances.

USES	MINIMUM GROUND FLOOR PERCENTAGE	MAXIMUM GROUND FLOOR PERCENTAGE
Commercial	80%	-
Residential	-	20%

^ **Side and Rear Yard Exceptions.** Where an alley, railroad *right-of-way*, or utility easement abuts a *side or rear property line*, 1/2 the width of such space may be counted as part of the required *setback*.

D. CMU Use and Parking Standards Table.

USE		APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)
Residential Uses	Single Attached Dwelling Unit	Permitted with commercial uses listed in this zone district	1 per dwelling unit	-	9.04
	Two Attached Dwelling Units	Permitted with commercial uses listed in this zone district	1 per dwelling unit	-	9.04
	Three Attached Dwelling Units	Permitted with commercial uses listed in this zone district	1 per dwelling unit	-	9.04

- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions

	USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)
1 Toolbox					
2 Zone Districts	Four Attached Dwelling Units	Permitted with commercial uses listed in this zone district	1 per dwelling unit	-	<u>9.04</u>
3 Form Based Code	Five or More Attached Dwelling Units	Permitted with commercial uses listed in this zone district	1 per dwelling unit	1 long term space per 2 dwelling units. 4 short term spaces for general public.	<u>9.04</u>
4 Add'l Use Standards	Short Term Rentals	Permitted	1 per dwelling unit	-	<u>4.02.Q</u> Chapter 14
5 Site Design Review Standards	Home Occupation/ Business Type 1 and 2	Type 1: Permitted Type 2: Special Exception	Type 1: 1 per dwelling unit. Type 2: 2 parking spaces available	-	<u>4.02.G</u> <u>12.12.B</u> Special Exception
6 Landscaping/ Green Inf.	Child Care In-Home	1-6 children permitted; 6+ requires Special Exception	-	-	<u>4.02.D.2-3</u>
7 Lighting					
8 Signage	Retail	Permitted	1 per 200 sf	1 per 4,000 sf for the first 75,000 sf 1 per 12,500 sf for floor area over 75,000 sf Minimum 4 available to general public	-
9 General Standards	Services	Permitted	1 per 200 sf	1 per 5,000 sf, minimum 4 available to general public	-
10 Streets/ Sidewalks/ Driveways	Restaurants/Bars	Permitted	1 per 200 sf	1 per 2,000 sf, minimum 4 available to general public	-
11 Subdivision of Land	Offices	Permitted	1 per 200 sf	1 per 5,000 sf, minimum 4 available to general public	-
12 Processes/ Admin.	Hospitals	Special Land Use	Approving Authority Determination	Approving Authority Determination	<u>4.03</u>
13 Non-conformities	Care Facilities	Permitted	1.25 per patient room	Approving Authority Determination	-
14 Definitions	Child Care Centers	Permitted	1 per 300 sf	Approving Authority Determination	<u>4.03</u>

USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)	
Commercial Uses	Drive-Thru's	Permitted	Included with Principal Use	-	4.02.E
	Event Venues	Permitted	1 per 500 sf	Approving Authority Determination	-
	Firearm or Archery Range	Special Land Use	1 per 1,000 sf	Approving Authority Determination	4.04.C
	Funeral Homes	Permitted	1 per 300 sf	Approving Authority Determination	4.02.F
	Gas Stations	Special Land Use	1 per 300 sf of retail space, plus 1 per gas pump (located next to the pump)	Approving Authority Determination	4.04.D
	Maker Spaces	Permitted	1 per 400 sf	Approving Authority Determination	-
	Outdoor Sales, Outdoor Cafes, and Sidewalk Cafes	Permitted	Included with Principal Use	-	4.02.K
	Public Lodging	Permitted	1.1 per guest room	1 per 10 rooms, minimum 4 available to general public	4.02.N
	Shelters	Permitted	1.1 per guest room	1 per 10 rooms, minimum 4 available to general public	4.02.Z
	Vehicle Repair	Permitted	3 per vehicle bay	Approving Authority Determination	4.02.S
	Vehicle Sales	Permitted	1 per 1,000 sf of indoor showroom, plus per 1 per 10 outdoor display spaces	Approving Authority Determination	4.02.T 4.04.L
	Vehicle Wash	Permitted	10 spaces	Approving Authority Determination	4.02.U
	Vendor Trucks	Permitted	Included with Principal Use	-	4.02.V
	Outdoor Storage and Processes	Permitted as Accessory Use	-	-	4.02.J

1	Toolbox
2	Zone Districts
3	Form Based Code
4	Add'l Use Standards
5	Site Design Review Standards
6	Landscaping/ Green Inf.
7	Lighting
8	Signage
9	General Standards
10	Streets/ Sidewalks/ Driveways
11	Subdivision of Land
12	Processes/ Admin.
13	Non-conformities
14	Definitions

1 Toolbox	USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES <small>SECTION 39-9.03</small>	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)
2 Zone Districts	Alternative Energy - Solar	Permitted as Accessory Use	-	-	<u>4.02.B</u> <u>4.04.B</u>
3 Form Based Code	Alternative Energy - Wind	Permitted: 40 feet in height or less Special Land Use: Greater than 40 feet in height Shall be Accessory Use	-	-	<u>4.02.B</u> <u>4.04.B</u>
4 Add'l Use Standards	Manufacturing – Low Intensity	Special Land Use	1 per 800 sf	1 per 20,000 sf, minimum 4 available to general public	<u>4.03</u>
5 Site Design Review Standards	Oil and Gas Drilling	Permitted	-	-	<u>4.02.I</u>
6 Landscaping/ Green Inf.	Research and Development	Permitted	1 per 300 sf	Approving Authority Determination	-
7 Lighting	Self Storage Facilities	Permitted	0.25 per storage unit	-	<u>4.02.P</u>
8 Signage	Transportation and Logistics	Special Land Use	1 per 800 sf	Approving Authority Determination	<u>4.03</u>
9 General Standards	Warehousing	Permitted	1 per 800 sf	1 per 50,000 sf, minimum 4 available to general public	<u>4.02.W</u>
10 Streets/ Sidewalks/ Driveways	BESS	Permitted as Accessory Use			4.02.BB
11 Subdivision of Land					
12 Processes/ Admin.					
13 Non- conformities					
14 Definitions					

USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)	
Other Uses	Campgrounds	Special Land Use	-	-	4.04.N
	Greenhouses	Permitted	-	-	-
	Government/ Municipal Services	Special Land Use	Approving Authority Determination	1 per 5,000 sf, minimum 4 available to general public	4.03
	Institutions of Higher Education	Special Land Use	Approving Authority Determination	Approving Authority Determination	4.03
	K-12 Schools	Special Land Use Existing Uses Can Expand without Special Land Use Approval	Approving Authority Determination	2 per classroom	4.03
	Kennels	Permitted	1 per 300 sf	Approving Authority Determination	4.02.H
	Marinas	Special Land Use	Approving Authority Determination	Approving Authority Determination	4.04.F
	Parking lots as a Principal Use	Special Land Use	-	-	4.04.H
	Parking Structures as the Principal Use	Special Land Use	-	-	4.04.I
	Recreation - Indoor	Permitted	Approving Authority Determination	-	-
	Recreation - Outdoor	Permitted	Approving Authority Determination	-	-
	Religious Institutions	Permitted	Approving Authority Determination	1 per 40 seats in worship space, minimum 4 available to general public	-
	Sexually Oriented Businesses	Special Land Use	1 per 200 sf	-	4.04.J
	Wireless Communication Facilities	Permitted Only when located on an existing structure	-	-	4.02.X 4.04.M

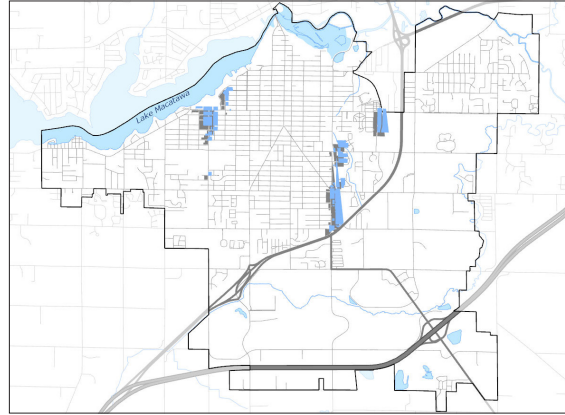
* Where square footage is referenced, it refers to gross building square footage. See [Section 39-12.02](#) for reduction/waiver of commercial parking requirements.

1	Toolbox
2	Zone Districts
3	Form Based Code
4	Add'l Use Standards
5	Site Design Review Standards
6	Landscaping/ Green Inf.
7	Lighting
8	Signage
9	General Standards
10	Streets/ Sidewalks/ Driveways
11	Subdivision of Land
12	Processes/ Admin.
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SECTION 39-2.13 REDEVELOPMENT MIXED USE ZONE DISTRICT

RMU

A. **Intent:** The intent of the RMU Redevelopment Mixed Use Zone District is to promote the *redevelopment* of older industrial and business corridors by allowing a large variety of uses, and all forms of attached residential uses. *Redevelopments* are encouraged to be designed to reflect the informal and quasi-industrial character of the existing *development* in building materials and architectural features. A focus on walkability is central for this *Zone District*.



B. RMU Dimensional Standards Table.

SETBACKS			
		MINIMUM	MAXIMUM
Setbacks	Front Yard	5 ft	15 ft
	Side Yard ^	15 ft if adjacent to Residential Zone District. Otherwise, no minimum.	-
	Rear Yard ^	25 ft if adjacent to Residential Zone District. Otherwise, no minimum.	-
	Secondary Street Yard	5 ft	15 ft
Building Height		-	35 ft

^ **Side and Rear Yard Exceptions.** Where an alley, railroad *right-of-way*, or utility easement abuts a *side or rear property line*, 1/2 the width of such space may be counted as part of the required *setback*.

C. RMU Use and Parking Standards Table.

USE		APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES <small>SECTION 39-9.03</small>	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)
Residential	Single Attached Dwelling Unit	Permitted	1 per dwelling unit	-	9.04
	Two Attached Dwelling Units	Permitted	1 per dwelling unit	-	9.04

1
Toolbox

2
Zone
Districts

3
Form
Based
Code

4
Add'l Use
Standards

5
Site Design
Review
Standards

6
Landscaping/
Green Inf.

7
Lighting

8
Signage

9
General
Standards

10
Streets/
Sidewalks/
Driveways

11
Subdivision
of Land

12
Processes/
Admin.

13
Non-
conformities

14
Definitions

	USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)	
1 Toolbox						
2 Zone Districts	Three Attached Dwelling Units	Permitted	1 per dwelling unit	-	<u>9.04</u>	
	Four Attached Dwelling Units	Permitted	1 per dwelling unit	-	<u>9.04</u>	
3 Form Based Code	Residential Uses	Permitted	1 per dwelling unit	1 long term space per 2 dwelling units. 4 short term spaces for general public.	<u>9.04</u>	
4 Add'l Use Standards						Five or More Attached Dwelling Units
5 Site Design Review Standards	Short Term Rental	Permitted	1 per dwelling unit	-	<u>4.02.Q</u> Chapter 14	
6 Landscaping/ Green Inf.	Home Occupation/ Business Type 1 and 2	Type 1: Permitted Type 2: Special Exception	Type 1: 1 per dwelling unit. Type 2: 2 parking spaces available	-	<u>4.02.G</u> <u>12.12.B</u> Special Exception	
	Child Care In-Home	1-6 children permitted; 6+ requires Special Exception	-	-	<u>4.02.D.2-3</u>	
7 Lighting	Commercial Uses	Permitted	1 per 400 sf	1 per 4,000 sf for the first 75,000 sf	-	
8 Signage				Retail		1 per 12,500 sf for floor area over 75,000 sf
9 General Standards						Minimum 4 available to general public
10 Streets/ Sidewalks/ Driveways				Services		1 per 5,000 sf, minimum 4 available to general public
11 Subdivision of Land				Restaurants/Bars		1 per 2,000 sf, minimum 4 available to general public
12 Processes/ Admin.				Offices		1 per 5,000 sf, minimum 4 available to general public
13 Non-conformities				Hospitals		Special Land Use
14 Definitions	Care Facilities	Special Land Use	1.25 per patient room	Approving Authority Determination	<u>4.03</u>	

USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)
Commercial Uses	Child Care Centers	Special Land Use	1 per 300 sf	Approving Authority Determination <u>4.03</u>
	Drive-Thru's	Permitted On properties where Use Standards can be met.	Included with Principal Use	- <u>4.02.E</u>
	Event Venues	Special Land Use	1 per 500 sf	Approving Authority Determination <u>4.03</u>
	Maker Spaces	Permitted	1 per 400 sf	Approving Authority Determination -
	Outdoor Sales, Outdoor Cafes, and Sidewalks Cafes	Permitted	Included with Principal Use	- <u>4.02.K</u>
	Public Lodging	Permitted	1.1 per guest room	1 per 10 rooms, minimum 4 available to general public <u>4.02.N</u>
	Shelters	Permitted	1.1 per guest room	1 per 10 rooms, minimum 4 available to general public <u>4.02.Z</u>
	Vehicle Repair	Permitted	3 per vehicle bay	Approving Authority Determination <u>4.02.S</u>
	Vehicle Sales	Special Land Use	1 per 1,000 sf of indoor showroom	Approving Authority Determination <u>4.02.T</u> <u>4.04.L</u>
	Vehicle Wash	Permitted	10 spaces	Approving Authority Determination <u>4.02.U</u>
	Vendor Trucks	Permitted	Included with Principal Use	- <u>4.02.V</u>
Outdoor Storage and Processes	Permitted as Accessory Use	-	- <u>4.02.J</u>	
Industrial Uses	Alternative Energy - Solar	Permitted as Accessory Use	-	- <u>4.02.B</u> <u>4.04.B</u>
	Alternative Energy - Wind	Permitted: 40 feet in height or less Special Land Use: Greater than 40 feet in height Shall be Accessory Use	-	- <u>4.02.B</u> <u>4.04.B</u>

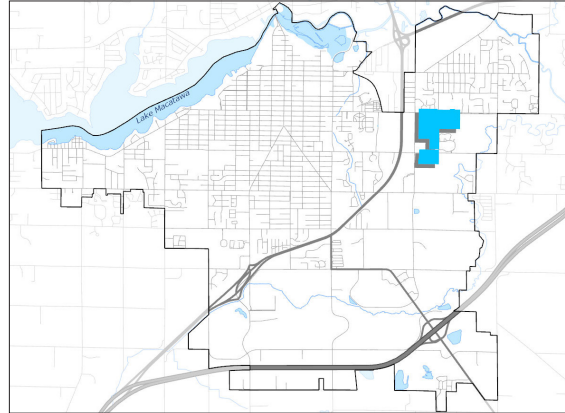
1	Toolbox
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7	Lighting
8	Signage
9	General Standards
10	Streets/ Sidewalks/ Driveways
11	Subdivision of Land
12	Processes/ Admin.
13	Non-conformities
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1 Toolbox	USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES <small>SECTION 39-9.03</small>	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)	
2 Zone Districts	Industrial Uses	Manufacturing – Low Intensity	1 per 800 sf	1 per 20,000 sf, minimum 4 available to general public	<u>4.03</u>	
3 Form Based Code		Oil and Gas Drilling	Permitted	-	<u>4.02.I</u>	
4 Add'l Use Standards		Research and Development	Permitted	1 per 300 sf	Approving Authority Determination	-
5 Site Design Review Standards		Self Storage Facilities	Permitted	-	-	<u>4.02.P</u>
6 Landscaping/ Green Inf.		Warehousing	Permitted	1 per 800 sf	1 per 50,000 sf, minimum 4 available to general public	<u>4.02.W</u>
7 Lighting	Other Uses	Greenhouses	-	-		
8 Signage		Government/ Municipal Services	Special Land Use	Approving Authority Determination	1 per 5,000 sf, minimum 4 available to general public	<u>4.03</u>
9 General Standards		Institutions of Higher Education	Special Land Use	Approving Authority Determination	Approving Authority Determination	<u>4.03</u>
10 Streets/ Sidewalks/ Driveways		K-12 Schools	Special Land Use Existing Uses Can Expand without Special Land Use Approval	Approving Authority Determination	2 per classroom	<u>4.03</u>
11 Subdivision of Land		Marinas	Special Land Use	Approving Authority Determination	Approving Authority Determination	<u>4.04.F</u>
12 Processes/ Admin.		Recreation - Indoor	Permitted as Accessory Use	Approving Authority Determination	-	-
13 Non- conformities		Recreation - Outdoor	Special Land Use	Approving Authority Determination	-	<u>4.03</u>
14 Definitions		Religious Institutions	Special Land Use	Approving Authority Determination	1 per 40 seats in worship space, minimum 4 available to general public	<u>4.03</u>
		Wireless Communication Facilities	Permitted Only when located on an existing structure	-	-	<u>4.02.X</u> <u>4.04.M</u>
		BESS Permitted as Accessory Use		4.02.BB		
	* Where square footage is referenced, it refers to gross building square footage. See <u>Section 39-12.02</u> for reduction/waiver of commercial parking requirements.					

SECTION 39-2.14 GREENFIELD MIXED USE ZONE DISTRICT



A. **Intent:** The GMU Greenfield Mixed Use Zone District is intended for *mixed use developments* to support existing commercial uses along corridors. This *Zone District* provides standards to ensure that connectivity, walkability, and community *amenities* are central in the *development* of these *properties*. To accomplish these City goals, new *developments* will be required to provide internal streets and non-motorized connections supported by open space. *Mixed Use buildings* and Missing Middle housing types (townhouses, small apartment *buildings*, etc) are especially encouraged.



B. GMU Dimensional Standards Table.

SETBACKS			
		MINIMUM	MAXIMUM
Setbacks	Front Yard – From Existing Streets	25 ft	75 ft
	Front Yard – From Internal/ New Streets	10 ft	25 ft
	Side Yard – Single Detached Dwelling Units	10 ft	-
	Side Yard – All Other Uses	15 ft	-
	Rear Yard	25 ft	-
	Secondary Street Yard – From Existing Streets	10 ft	75 ft

SETBACKS (CONTINUED) AND BUILDING HEIGHT			
		MINIMUM	MAXIMUM
Setbacks	Secondary Street Yard – From Internal/ New Streets	10 ft	25 ft
	Building Height	-	45 ft Up to 60 ft may be permitted by Special Land Use Approval

C. GMU Use and Parking Standards Table.

USE		APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES <small>SECTION 39-9.03</small>	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)
Res. Uses	Single Detached Dwelling Unit	Permitted Minimum density six units per acre	1 per dwelling unit	-	9.04
	Single Attached Dwelling Unit	Permitted Minimum density six units per acre	1 per dwelling unit	-	9.04

- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions

	USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)
1 Toolbox					
2 Zone Districts	Two Attached Dwelling Units	Permitted Minimum density six units per acre	1 per dwelling unit	-	<u>9.04</u>
	Three Attached Dwelling Units	Permitted Minimum density six units per acre	1 per dwelling unit	-	<u>9.04</u>
3 Form Based Code	Four Attached Dwelling Units	Permitted Minimum density six units per acre	1 per dwelling unit	-	<u>9.04</u>
4 Add'l Use Standards	Five or More Attached Dwelling Units	Permitted Minimum density six units per acre	1 per dwelling unit	1 long term space per 2 dwelling units. 4 short tem spaces for general public.	<u>9.04</u>
5 Site Design Review Standards	Accessory Dwelling Unit (ADU)	Permitted Only on properties with Single Detached Dwelling Units	1 per dwelling unit	-	<u>9.07</u>
6 Landscaping/ Green Inf.	Short Term Rental	Permitted	1 per dwelling unit	-	<u>4.02.Q</u> Chapter 14
7 Lighting	Home Occupation/ Business Type 1 and 2	Type 1: Permitted Type 2: Special Exception	Type 1: 1 per dwelling unit. Type 2: 2 parking spaces available	-	<u>4.02.G</u> <u>12.12.B</u> Special Exception
8 Signage	Child Care In-Home	1-6 children permitted; 6+ requires Special Exception	-	-	<u>4.02.D.2-3</u>
9 General Standards	Retail	Permitted	1 per 200 sf	1 per 4,000 sf for the first 75,000 sf 1 per 12,500 sf for floor area over 75,000 sf Minimum 4 available to general public	-
10 Streets/ Sidewalks/ Driveways	Services	Permitted	1 per 200 sf	1 per 5,000 sf, minimum 4 available to general public	-
11 Subdivision of Land	Restaurants/Bars	Permitted	1 per 200 sf	1 per 2,000 sf, minimum 4 available to general public	-
12 Processes/ Admin.	Offices	Permitted	1 per 200 sf	1 per 5,000 sf, minimum 4 available to general public	-
13 Non-conformities	Care Facilities	Special Land Use	1.25 per patient room	Approving Authority Determination	<u>4.03</u>
14 Definitions					

USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)
Commercial Uses	Child Care Centers	Special Land Use	1 per 300 sf	Approving Authority Determination <u>4.03</u>
	Drive-Thru's	Permitted Only on properties abutting 16th Street, 24th Street, or Waverly Avenue.	Included with Principal Use	Approving Authority Determination <u>4.02.E</u>
	Event Venues	Permitted on 2-acre maximum properties	1 per 500 sf	Approving Authority Determination -
	Gas Stations	Special Land Use. Shall only be approved on properties abutting 16th Street, 24th Street, or Waverly Avenue.	1 per 300 sf of retail space, plus 1 per gas pump (located next to the pump)	Approving Authority Determination <u>4.04.D</u>
	Maker Spaces	Permitted on 2-acre maximum properties	1 per 400 sf	Approving Authority Determination -
	Outdoor Sales, Outdoor Cafes, and Sidewalks Cafes	Permitted	Included with Principal Use	- <u>4.02.K</u>
	Public Lodging	Permitted	1.1 per guest room	1 per 10 rooms, minimum 4 available to general public <u>4.02.N</u>
	Shelters	Permitted	1.1 per guest room	1 per 10 rooms, minimum 4 available to general public <u>4.02.Z</u>
	Vehicle Repair	Permitted Only on properties abutting 16th Street, 24th Street, or Waverly Avenue.	3 per vehicle bay	Approving Authority Determination <u>4.02.S</u> <u>4.04.K</u>
	Vehicle Wash	Permitted Only on properties abutting 16th Street, 24th Street, or Waverly Avenue.	10 spaces	Approving Authority Determination <u>4.02.U</u>
Vendor Trucks	Permitted	Included with Principal Use	- <u>4.02.V</u>	
Industrial Uses	Alternative Energy - Solar	Permitted as Accessory Use	-	- <u>4.02.B</u> <u>4.04.B</u>
	Alternative Energy - Wind	Permitted: 40 feet in height or less Special Land Use: Greater than 40 feet in height Shall be Accessory Use	-	- <u>4.02.B</u> <u>4.04.B</u>

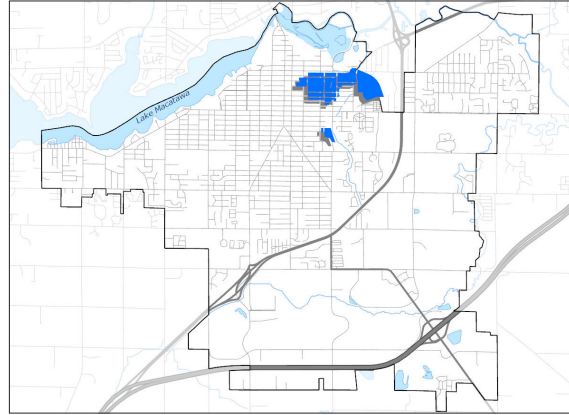
1	Toolbox
2	Zone Districts
3	Form Based Code
4	Add'l Use Standards
5	Site Design Review Standards
6	Landscaping/ Green Inf.
7	Lighting
8	Signage
9	General Standards
10	Streets/ Sidewalks/ Driveways
11	Subdivision of Land
12	Processes/ Admin.
13	Non-conformities
14	Definitions

	USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)
1 Toolbox					
2 Zone Districts	Oil and Gas Drilling	Permitted	-	-	<u>4.02.I</u>
	Research and Development	Special Land Use	1 per 300 sf	Approving Authority Determination	<u>4.03</u>
3 Form Based Code	Greenhouses	Special Land Use on 2-acre maximum properties	-	-	-
4 Add'l Use Standards	Government/ Municipal Services	Special Land Use on 2-acre maximum properties.	Approving Authority Determination	1 per 5,000 sf, minimum 4 available to general public	<u>4.03</u>
5 Site Design Review Standards	Institutions of Higher Education	Special Land Use on 2-acre maximum properties Existing Uses Can Expand without Special Land Use	Approving Authority Determination	Approving Authority Determination	<u>4.03</u>
6 Landscaping/ Green Inf.	K-12 Schools	Special Land Use Existing Uses Can Expand without Special Land Use Approval	Approving Authority Determination	2 per classroom	<u>4.03</u>
7 Lighting	Marinas	Special Land Use	Approving Authority Determination	Approving Authority Determination	<u>4.04.F</u>
8 Signage	Parking Structures as the Principle Use	Special Land Use	-	-	<u>4.02.M</u> <u>4.04.I</u>
	Recreation - Indoor	Permitted on 2-acre maximum properties	Approving Authority Determination	-	-
9 General Standards	Recreation - Outdoor	Special Land Use	Approving Authority Determination	-	<u>4.03</u>
10 Streets/ Sidewalks/ Driveways	Religious Institutions	Special Land Use	Approving Authority Determination	1 per 40 seats in worship space, minimum 4 available to general public	<u>4.03</u>
11 Subdivision of Land	Wireless Communication Facilities	Permitted Only when located on an existing structure	-	-	<u>4.02.X</u>
12 Processes/ Admin.	BESS		4.02.BB		
	* Where square footage is referenced, it refers to gross building square footage. See <u>Section 39-12.02</u> for reduction/waiver of commercial parking requirements.				
13 Non-conformities	D. Additional Standards – Waverly Sub-Area Infrastructure Connections. All properties in the GMU <i>Zone District</i> shall be subject to providing public street, utility, and pathway connections within properties and stubbing at adjacent properties per the guidance from the Waverly Subarea Plan, <u>Article 39-10</u> , staff, and <i>Planning Commission</i> . The purpose of this regulation is to intentionally develop a connected, walkable, and urban character for the GMU <i>Zone District</i> .				
14 Definitions					

SECTION 39-2.15 EDUCATION ZONE DISTRICT



A. **Intent:** The intent of the ED Education Zone District is to enable a mixture of land uses and activities associated with *Institutions of Higher Education* and in some cases *K-12 schools*. In designating this Zone District, it is intended that these Institutions have flexibility to provide a variety of uses to support their educational objectives.



B. **ED Dimensional Standard Table.** No minimum or maximum setbacks for properties owned by an Institution of Higher Education or a K-12 School.

Properties not owned by an Institution of Higher Education or a K-12 School shall use shall use the setback, height, and property requirements of the TNR Traditional Neighborhood Residential Zone District (Section 39-2.08) and the Hope Neighborhood Overlay District requirements if applicable (Section 39-2.21).

BUILDING HEIGHT		
	MINIMUM	MAXIMUM
Institutions of Higher Education, K-12 Schools, and Buildings with Uses that are accessory to those educational uses.	-	75 ft maximum for educational and accessory use buildings. When these uses adjoin a residential property that is not owned by an educational use, the building height shall not exceed the actual building setback to the property line abutting the residential property.
All Other Buildings	-	45 feet

C. **ED Use and Parking Standards Table.**

	USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES <small>SECTION 39-9.03</small>	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)
Res. Uses	Single Detached Dwelling Unit	Permitted	1 per dwelling unit	-	9.04
	Single Attached Dwelling Unit	Permitted Accessory to an Institution of Higher Education	1 per dwelling unit	-	9.04

- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards
- 6 Landscaping/Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/Sidewalks/Driveways
- 11 Subdivision of Land
- 12 Processes/Admin.
- 13 Non-conformities
- 14 Definitions

	USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES <small>SECTION 39-9.03</small>	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)	
1 Toolbox						
2 Zone Districts	Residential Uses	Two Attached Dwelling Units	Permitted Accessory to an Institution of Higher Education	1 per dwelling unit	-	<u>9.04</u>
3 Form Based Code		Three Attached Dwelling Units	Permitted Accessory to an Institution of Higher Education	1 per dwelling unit	-	<u>9.04</u>
4 Add'l Use Standards		Four Attached Dwelling Units	Permitted Accessory to an Institution of Higher Education	1 per dwelling unit	-	<u>9.04</u>
5 Site Design Review Standards		Five or More Attached Dwelling Units	Permitted Accessory to an Institution of Higher Education	1 per dwelling unit	1 long term space per 2 dwelling units. 4 short tem spaces for general public.	<u>9.04</u>
6 Landscaping/ Green Inf.		Home Occupation/ Business Type 1 and 2	Type 1: Permitted Type 2: Special Exception	Type 1: 1 per dwelling unit. Type 2: 2 parking spaces available	-	<u>4.02.G</u> <u>12.12.B</u> Special Exception
7 Lighting		Child Care In-Home	1-6 children permitted; 6+ requires Special Exception	-	-	<u>4.02.D.2-3</u>
8 Signage	Commercial Uses	Retail	Permitted Accessory to an Institution of Higher Education or K-12 School	1 per 800 sf	1 per 4,000 sf for the first 75,000 sf 1 per 12,500 sf for floor area over 75,000 sf Minimum 4 available to general public	-
9 General Standards		Services	Permitted Accessory to an Institution of Higher Education or K-12 School	1 per 800 sf	1 per 5,000 sf, minimum 4 available to general public	-
10 Streets/ Sidewalks/ Driveways		Restaurants/Bars	Permitted Accessory to an Institution of Higher Education or K-12 School	1 per 400 sf	1 per 2,000 sf, minimum 4 available to general public	-
11 Subdivision of Land		Offices	Permitted Accessory to an Institution of Higher Education or K-12 School	1 per 800 sf	1 per 5,000 sf, minimum 4 available to general public	-
12 Processes/ Admin.		Hospitals	Permitted Accessory to an Institution of Higher Education or K-12 School	Approving Authority Determination	Approving Authority Determination	-
13 Non-conformities		Child Care Center (not in home)	Permitted Accessory to an Institution of Higher Education or K-12 School	1 per 300 sf	Approving Authority Determination	<u>4.02.D.1</u>
14 Definitions						

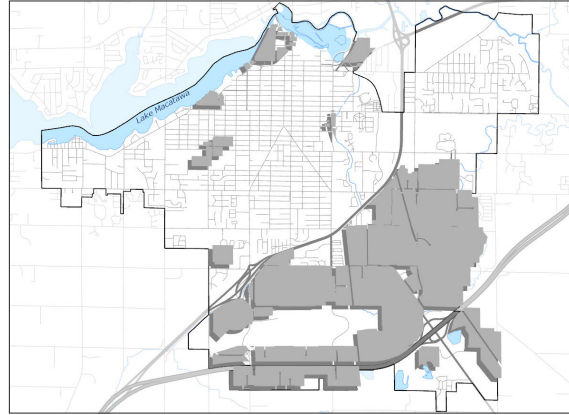
	USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)
Commercial Uses	Drive-Thru's	Permitted Accessory to an Institution of Higher Education or K-12 School	Included with Principal Use	-	<u>4.02.E</u>
	Event Venues	Permitted Accessory to an Institution of Higher Education or K-12 School	1 per 500 sf	Approving Authority Determination	-
	Outdoor Sales, Outdoor Cafes, and Sidewalks Cafes	Permitted	Included with Principal Use	-	<u>4.02.K</u>
	Public Lodging	Permitted Accessory to an Institution of Higher Education or K-12 School	1.1 per guest room	1 per 10 rooms, minimum 4 available to general public	<u>4.02.N</u>
	Shelters	Permitted Accessory to an Institution of Higher Education or K-12 School	1.1 per guest room	1 per 10 rooms, minimum 4 available to general public	<u>4.02.Z</u>
	Vendor Trucks	Permitted Accessory to an Institution of Higher Education or K-12 School	Included with Principal Use	-	<u>4.02.V</u>
Industrial Uses	Alternative Energy - Solar	Permitted as Accessory Use	-	-	<u>4.02.B</u> <u>4.04.B</u>
	Alternative Energy - Wind	Permitted: 40 feet in height or less Special Land Use: Greater than 40 feet in height Shall be Accessory Use	-	-	<u>4.02.B</u> <u>4.04.B</u>
	Research and Development	Permitted Accessory to an Institution of Higher Education or K-12 School	1 per 300 sf	Approving Authority Determination	-
	Warehousing	Permitted Accessory to an Institution of Higher Education or K-12 School	-	-	-
Other Uses	Greenhouses	Permitted Accessory to an Institution of Higher Education or K-12 School	-	-	-
	Government/ Municipal Services	Special Land Use	Approving Authority Determination	-	<u>4.03</u>
	Institutions of Higher Education	Permitted	Approving Authority Determination	Approving Authority Determination	-
	K-12 Schools	Permitted	Approving Authority Determination	2 per classroom	<u>4.03</u>

1	Toolbox
2	Zone Districts
3	Form Based Code
4	Add'l Use Standards
5	Site Design Review Standards
6	Landscaping/ Green Inf.
7	Lighting
8	Signage
9	General Standards
10	Streets/ Sidewalks/ Driveways
11	Subdivision of Land
12	Processes/ Admin.
13	Non-conformities
14	Definitions

SECTION 39-2.16 INDUSTRIAL ZONE DISTRICT

I

A. **Intent:** The intent of the I Industrial *Zone District* is to preserve and enhance the City of Holland’s robust industrial sector, on which the City relies economically for job opportunities. Acknowledging the needs of these businesses, this *Zone District* also allows for similar *uses* such as *maker spaces*, *retail*, and *restaurants*. These and residential *uses* are allowed to create *services*, *amenities*, and housing in close proximity to employment. This district is also close to the West Michigan Regional Airport and portions of the I *Zone District* are within the Airport Overlay. See [Section 39-2.20](#).



B. I Dimensional Standards Table.

SETBACKS			
		MINIMUM	MAXIMUM
Setbacks	Front Yard – North of 10th Street	10 ft	-
	Front Yard – South of 10th Street	25 ft	-
	Side Yard ^	25 ft	-
	Rear Yard ^	25 ft	-
	Secondary Street Yard – North of 10th Street	10 ft	-
	Secondary Street Yard – South of 10th Street	25 ft	-

^ **Side and Rear Yard Exceptions.** Where an alley, railroad *right-of-way*, or utility easement abuts a *side or rear property line*, 1/2 the width of such space may be counted as part of the required *setback*.

BUILDING HEIGHT		
	MINIMUM	MAXIMUM
Building Height	-	60 ft Up to 100 ft may be permitted by Special Land Use Approval

LOT AREA AND WIDTH		
USE	MIN. AREA	MIN. WIDTH
Non-Industrial Outlot Properties (Section 39-2.16.D)	10,000	100

- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 11 Subdivision of Land
- 12 Processes/ Admin.
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- 14 Definitions

C. I Use and Parking Standards Table.

1	Toolbox
2	Zone Districts
3	Form Based Code
4	Add'l Use Standards
5	Site Design Review Standards
6	Landscaping/ Green Inf.
7	Lighting
8	Signage
9	General Standards
10	Streets/ Sidewalks/ Driveways
11	Subdivision of Land
12	Processes/ Admin.
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14	Definitions

USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)	
Residential Uses	Five or More Attached Dwelling Units	Permitted in Non-Industrial Outlots. See <u>Section 39-2.16.D.</u>	1 per dwelling unit	1 long term space per 2 dwelling units. 4 short tem spaces for general public. <u>9.04</u>	
	Short Term Rentals	Permitted with Restrictions	1 per dwelling unit	- <u>4.02.Q</u> Chapter 14	
	Home Occupation/ Business Type 1 and 2	Type 1: Permitted Type 2: Special Exception	-	-	<u>4.02.G</u> <u>12.12.B</u> Special Exception
	Child Care In-Home	1-6 children permitted; 6+ requires Special Exception	-	-	<u>4.02.D.2-3</u>
Commercial Uses	Retail	Permitted Accessory to an Industrial Use, or in Non-Industrial Outlots.	1 per 200 sf	1 per 4,000 sf for the first 75,000 sf 1 per 12,500 sf for floor area over 75,000 sf Minimum 4 available to general public	<u>2.16.D</u>
	Services	Permitted Accessory to an Industrial Use, or in Non-Industrial Outlots.	1 per 400 sf	1 per 5,000 sf, minimum 4 available to general public	<u>2.16.D</u>
	Restaurants/Bars	Permitted Accessory to an Industrial Use or in Non-Industrial Outlots	1 per 200 sf	1 per 2,000 sf, minimum 4 available to general public	<u>2.16.D</u>
	Offices	Permitted	1 per 400 sf	1 per 5,000 sf, minimum 4 available to general public	-
	Child Care Centers	Special Land Use	1 per 300 sf	Approving Authority Determination	<u>4.03</u>
	Drive-Thru's	Permitted Accessory to an Industrial Use or in Non-Industrial Outlots.	Included with Principal Use	-	<u>2.16.D</u> <u>4.02.E</u>
	Event Venues	Permitted Accessory to an Industrial Use or in Non-Industrial Outlots.	Determined by Planning Commission at Time of Approval	Approving Authority Determination	<u>2.16.D</u>
	Firearms and Archery Ranges	Special Land Use	1 per 1,000 sf	Approving Authority Determination	<u>4.04.C</u>

USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)
Commercial Uses	Gas Stations	Special Land Use Accessory to an Industrial Use or in Non-Industrial Outlots.	1 per 300 sf of retail space, plus one per pump	Approving Authority Determination <u>4.04.D</u>
	Maker Space	Permitted	1 per 400 sf	Approving Authority Determination -
	Outdoor Sales, Outdoor Cafes, and Sidewalks Cafes	Permitted	Included with Principal Use	- <u>4.02.K</u>
	Public Lodging	Permitted in Non-Industrial Outlots	1.1 per guest room	1 per 10 rooms, minimum 4 available to general public <u>4.02.N</u>
	Shelters	Permitted in Non-Industrial Outlots	1.1 per guest room	1 per 10 rooms, minimum 4 available to general public <u>4.02.Z</u>
	Vehicle Repair	Permitted	None	Approving Authority Determination <u>4.02.T</u> <u>4.04.L</u>
	Vehicle Wash	Permitted	10 spaces	Approving Authority Determination <u>4.02.U</u>
	Vendor Trucks	Permitted as Accessory Use	Included with Principal Use	- <u>4.02.V</u>
	Outdoor Storage and Processes	Permitted	-	- <u>4.02.J</u>
	Industrial Uses	Alternative Energy - Solar	Permitted as Small Scale and Accessory Special Land Use for Large Scale	
Alternative Energy - Wind		Permitted Accessory 40 feet or less in height Special Use for principal and greater than 40ft in height	-	- <u>4.02.B</u> <u>4.04.B</u>
Manufacturing – Low Intensity		Permitted	-	1 per 20,000 sf, minimum 4 available to general public -
Manufacturing – High Intensity		Special Land Use	-	1 per 20,000 sf, minimum 4 available to general public <u>4.04.E</u>
Oil and Gas Drilling		Permitted	-	- <u>4.02.I</u>
Power Plant (Not Wind or Solar)		Special Land Use	-	Approving Authority Determination <u>4.03</u>

BESS

Permitted as Accessory Use
Special Land Use as Principal Use

4.02.BB
4.04.O

1	Toolbox
2	Zone Districts
3	Form Based Code
4	Add'l Use Standards
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9	General Standards
10	Streets/ Sidewalks/ Driveways
11	Subdivision of Land
12	Processes/ Admin.
13	Non-conformities
14	Definitions

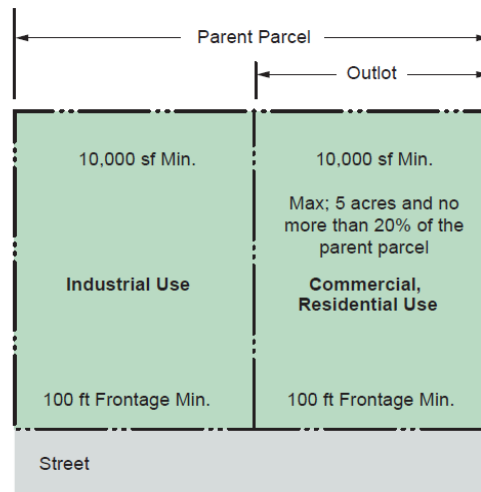
	USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)	
1 Toolbox						
2 Zone Districts	Industrial Uses	Recycling Collection Center	Permitted	5 spaces	-	<u>4.02.O</u>
		Research and Development	Permitted	-	Approving Authority Determination	-
3 Form Based Code		Self Storage Facilities	Permitted	-	Approving Authority Determination	<u>4.02.P</u>
4 Add'l Use Standards		Transportation and Logistics	Permitted	-	Approving Authority Determination	-
5 Site Design Review Standards		Warehousing	Permitted	-	1 per 50,000 sf, minimum 4 available to general public	<u>4.02.W</u>
6 Landscaping/ Green Inf.		Greenhouses	Permitted	Included with Principal Use	-	-
7 Lighting		Government/ Municipal Services	Special Land Use	Approving Authority Determination	1 per 5,000 sf, minimum 4 available to general public	<u>4.03</u>
8 Signage		Institutions of Higher Education	Special Land Use	Approving Authority Determination	Approving Authority Determination	<u>4.03</u>
9 General Standards		K-12 Schools	Special Land Use Existing Uses Can Expand without Special Land Use Approval	Approving Authority Determination	2 per classroom	<u>4.03</u>
10 Streets/ Sidewalks/ Driveways		Marinas	Special Land Use	Approving Authority Determination	Approving Authority Determination	<u>4.04.F</u>
11 Subdivision of Land	Other Uses	Parking lots as a Principal Use	Permitted	-	-	<u>4.02.L</u>
		Parking Structures as the Principal Use	Permitted	-	-	<u>4.02.M</u>
12 Processes/ Admin.		Recreation - Indoor	Permitted Accessory to an Industrial Use or in Non-Industrial Outlots.	-	-	-
13 Non-conformities		Religious Institutions	Special Land Use	Approving Authority Determination	1 per 40 seats in worship space, minimum 4 available to general public	<u>4.03</u>
14 Definitions		Wireless Communication Facilities	Permitted Accessory 40 feet or less in height Special Use if over 40 ft in height May be accessory or principal use	-	-	<u>4.02.X</u> <u>4.04.M</u>

* Where square footage is referenced, it refers to gross building square footage.

D. Uses Permitted in Non-Industrial Outlots

shall meet the following standards:

1. The use shall be located on a separate outlot *parcel*, split from a parent *parcel* with an existing *principal use* permitted in the Use Table, [Section 39-2.16.C](#);
2. The **outlot parcel and the parent parcel** shall both be a minimum of **10,000 square feet** and shall have a minimum of **100 feet** of frontage each. The outlot *parcel* shall be a maximum of **5 acres** and no more than 20% of the parent parcel in area.
3. For non-industrial outlot purposes, parent parcel means the parcel was lawfully existing at the time UDO originally went into effect (8/11/21). For parcels larger than 5 acres see 39-2.16.D.4.
4. Residential Uses may be permitted on Non-Industrial Outlots by Special Land Use permit, provided they meet the following standards:
 - a. The residential uses shall be buffered from adjacent non-residential uses by the Residential Buffering required in [Article 39-6](#). The required buffering shall be located on the lot containing the residential use.
 - b. The minimum *density* shall be **5 dwelling units per acre**.
 - c. The Planning Commission may allow a residential use on greater than 5 acres provided that the non-industrial outlot(s) do not total more than 20% of the parent parcel.

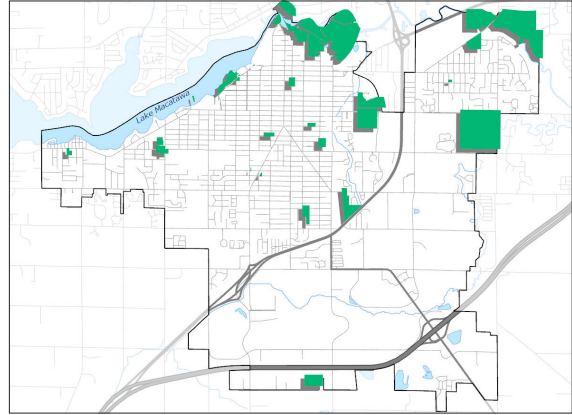


1	Toolbox
2	Zone Districts
3	Form Based Code
4	Add'l Use Standards
5	Site Design Review Standards
6	Landscaping/ Green Inf.
7	Lighting
8	Signage
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10	Streets/ Sidewalks/ Driveways
11	Subdivision of Land
12	Processes/ Admin.
13	Non-conformities
14	Definitions

SECTION 39-2.18 OPEN SPACE ZONE DISTRICT



- A. **Intent:** The OS Open Space *Zone District* is intended to preserve or develop parks, *cemeteries*, green space, wetlands and nature preserves.
- B. **OS Dimensional Standards Table.** Standards apply ONLY to private property adjacent to residential *Zone Districts*.



SETBACKS AND BUILDING HEIGHT			
		MINIMUM	MAXIMUM
Setbacks	Front Yard	10 ft	-
	Side Yard	10 ft	-
	Rear Yard	10 ft	-
	Secondary Street Yard	10 ft	-
	Building Height	10 ft	35 ft

- C. **OS Use and Parking Standards Table.**

	USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES <small>SECTION 39-9.03</small>	ADDITIONAL STANDARDS <small>(SECTION IN CHAPTER 39)</small>
Commercial Uses	Retail	Permitted as an Accessory Use	Approving Authority Determination	1 per 4,000 sf for the first 75,000 sf 1 per 12,500 sf for floor area over 75,000 sf Minimum 4 available to general public	-
	Offices	Permitted as an Accessory Use	Approving Authority Determination	1 per 5,000 sf, minimum 4 available to general public	-
	Event Venues	Permitted as an Accessory Use	Approving Authority Determination	Approving Authority Determination	-

- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions

	USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)	
1 Toolbox						
2 Zone Districts	Industrial Uses	Alternative Energy - Solar	Permitted as an Accessory Use	-	-	<u>4.02.B</u> <u>4.04.B</u>
3 Form Based Code		Alternative Energy - Wind	Permitted: Accessory 40 feet or less in height Special Use for all other cases. Shall be Accessory Use.	-	-	<u>4.02.B</u> <u>4.04.B</u>
4 Add'l Use Standards	Other Uses	Campground	Special Land Use	-	-	4.04.N
		Cemetery (Public)	Permitted	-	-	-
		Cemetery (Private)	Permitted	-	-	-
5 Site Design Review Standards		Greenhouses	Permitted	Approving Authority Determination	-	-
6 Landscaping/ Green Inf.		Government/ Municipal Services	Permitted	Approving Authority Determination	Approving Authority Determination	-
7 Lighting		Marinas	Special Land Use	Approving Authority Determination	Approving Authority Determination	<u>4.04.F</u>
8 Signage		Recreation – Indoor	Special Land Use	Approving Authority Determination	Approving Authority Determination	<u>4.03</u>
		Recreation - Outdoor	Permitted	Approving Authority Determination	Approving Authority Determination	-
9 General Standards		Wireless Communication Facilities	Permitted: Accessory 40 feet or less in height Special Use for all other cases. Shall be Accessory Use.	-	-	<u>4.02.X</u> <u>4.04.M</u>
10 Streets/ Sidewalks/ Driveways		Wetlands (man made)	Permitted	-	-	-
11 Subdivision of Land	Retention Ponds	Permitted	-	-	-	
12 Processes/ Admin.	Detention Ponds	Permitted	-	-	-	
13 Non-conformities	* BESS Where square footage is referenced, it refers to gross building square footage. Permitted as Accessory Use 4.02.BB					
14 Definitions						

SECTION 39-2.19 PLANNED UNIT DEVELOPMENT ZONE DISTRICT



A. **Intent.** The intent of the PUD Planned Unit *Development Zone District* is to enable the *development* of creative **mixed use or higher density residential developments** on properties that would not otherwise permit those *uses*. PUDs are intended to provide flexibility to achieve a *development* that is in accordance with the City's *Master Plan*, promotes economic and efficient use of the land, preserves natural resources and open space, and incorporates innovative land use and design, among meeting additional City goals. A PUD shall be approved as either a Conventional PUD or a Cluster PUD. See Sections 39-12.02, 12.07, 12.09 and 12.10.

B. **Criteria for Approval.** A PUD shall only be approved if one of the following requirements are met:

1. The PUD shall include either a mixture of *uses* or a residential *density* that would otherwise not be allowed under the property's existing *Zone District*.
2. The *site* has distinct physical characteristics that makes compliance with the strict requirements of *UDO* impractical.
3. The proposed design of the *development* includes innovative *development* concepts that substantially forward the intent of *UDO* and the City's *Master Plan* or allows for an improved layout of land *uses*, streets, or other *site* features that could not be achieved otherwise under normal *zoning*.

C. **Conventional PUDs.**

1. **Definition.** A Conventional PUD is a Planned Unit *Development* that does not retain a minimum of **25%** of the land area of the *site* as *wetlands*, forested areas, floodplains, woodlands, or any other open space or is not organized around a communal open space area.
2. **Residential Density.** All Conventional PUDs shall contain a minimum of **5 dwelling units per acre**.

3. **Dimensional Requirements.** PUDs shall have *building setbacks* and heights and *lot* sizes that promote walkability, as determined by the *Planning Commission*.
- D. **Streets.** PUDs shall construct new streets in accordance with Article 39-10, Streets, Sidewalks, and Driveways.
- E. **Cluster PUDs.**
 1. **Definition.** A Cluster PUD is a Planned Unit *Development* that either retains a minimum of **25%** of the land area of the *site* as *wetlands*, forested areas, floodplains, woodlands, or any other open space, OR organizes around a communal open space (Bungalow Court). Retaining or organizing around open space creates smaller *lots* with the preserved open space acting as a communal *amenity*. Examples of these *developments* are *Pocket Neighborhoods* and Bungalow Courts.
 2. **Minimum Size.** The Cluster PUD *site* shall be a minimum of **3 acres** in gross property area.
 3. **Minimum Residential Density.** All Cluster PUDs shall contain a minimum of **5 dwelling units per acre**. There shall be no maximum *density*.
 4. **Dimensional Requirements.** *Buildings* in Cluster PUDs shall be a maximum of **6 stories** in height. Proposed property areas shall be evaluated during the PUD approval process to determine if the proposed PUD is consistent with the character of surrounding neighborhoods.



1	Toolbox
2	Zone Districts
3	Form Based Code
4	Add'l Use Standards
5	Site Design Review Standards
6	Landscaping/ Green Inf.
7	Lighting
8	Signage
9	General Standards
10	Streets/ Sidewalks/ Driveways
11	Subdivision of Land
12	Processes/ Admin.
13	Non-conformities
14	Definitions

1	Toolbox
2	Zone Districts
3	Form Based Code
4	Add'l Use Standards
5	Site Design Review Standards
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5. **Bungalow Courts** shall meet the following standards:
- a. **Definition.** Bungalow Courts are clusters of detached single *family dwelling units* gathered around a communal green space. Bungalow Courts shall be organized as condominiums with a homeowner’s association to maintain common areas.
 - b. **Setbacks.** Bungalow Courts shall meet all *setback* requirements from the exterior *property lines*.
 - c. **Entrances.** If a Detached *Dwelling Unit* within a Bungalow Court is within **20 feet** of a public street, it shall have an entrance facing the public street and the communal open space.
- F. **UDO Standards.** Unless specifically waived or altered by the *Planning Commission* approved PUD Agreement, all of the *UDO* Articles shall apply to a PUD. The following standards shall be used by the *Planning Commission* when considering a proposed waiver of any *UDO* standard or requirement:
1. There is evidence that the Planned Unit Development (PUD) will result in a benefit to the City of Holland that would not have otherwise been possible. Such evidence must relate to the following:
 - a. How the plan promotes the intent and purpose of the City Master Plan.
 - b. How the project will be compatible with adjacent land uses.
 - c. How the PUD is compatible with capacities of public services.
 - d. How the PUD is compatible with the natural environment.
 - e. How the project will be consistent with the public health, safety and general welfare of the City of Holland.
 - f. How the project will promote the use of land in a socially and economically desirable manner.
 2. The applicant must demonstrate these benefits through drawings, reports or other submittal that contrast the development under conventional *zoning* with the proposed PUD *zoning*.

Bungalow Court



G. **PUD Use and Parking Standards Table.** The following uses may be permitted in a PUD. The parking standards listed in this chart shall apply unless specifically waived or increased by the PUD Agreement and by *Planning Commission*.

	USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES <small>SECTION 39-9.03</small>	ADDITIONAL STANDARDS <small>(SECTION IN CHAPTER 39)</small>
Residential Uses	Single Detached Dwelling Unit	May be Permitted	1 per dwelling unit	-	<u>9.04</u>
	Single Attached Dwelling Unit	May be Permitted	1 per dwelling unit	-	<u>9.04</u>
	Two Attached Dwelling Units	May be Permitted	1 per dwelling unit	-	<u>9.04</u>
	Three Attached Dwelling Units	May be Permitted	1 per dwelling unit	-	<u>9.04</u>
	Four Attached Dwelling Units	May be Permitted	1 per dwelling unit	-	<u>9.04</u>
	Five or More Attached Dwelling Units	May be Permitted	1 per dwelling unit	Approving Authority Determination	<u>9.04</u>
	Accessory Dwelling Unit (ADU)	May be Permitted when property contains a Single Detached Dwelling Unit	1 per dwelling unit	-	<u>9.07</u>
	Bed and Breakfast	Permitted: 1-4 Guest Rooms 5-8 Guest Rooms: Special Exception	1 per lodging unit, plus 1 for the dwelling unit	1 per 10 rooms, minimum 4 available to general public	<u>4.02.C</u> <u>12.12.B</u> Special Exception
	Short Term Rental	May be Permitted	1 Per Dwelling Unit	-	<u>4.02.Q</u> Chapter 14
	Home Occupation/ Business Type 1 and 2	Type 1 Permitted Type 2 Special Exception	-	-	<u>4.02.G</u> <u>12.12.B</u> Special Exception
	Child Care In-Home	1-6 children permitted; 6+ requires Special Exception	-	-	<u>4.02.D.2-3</u>
Commercial Uses	Retail	May be Permitted	1 per 200 sf	1 per 4,000 sf for the first 75,000 sf 1 per 12,500 sf for floor area over 75,000 sf Minimum 4 available to general public	-
	Services	May be Permitted	1 per 200 sf	1 per 5,000 sf, minimum 4 available to general public	-

1	Toolbox
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	USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)
1 Toolbox					
2 Zone Districts	Restaurants/Bars	May be Permitted	1 per 200 sf	1 per 2,000 sf, minimum 4 available to general public	-
3 Form Based Code	Offices	May be Permitted	1 per 200 sf	1 per 5,000 sf, minimum 4 available to general public	-
4 Add'l Use Standards	Hospitals	May be Permitted	Approving Authority Determination	Approving Authority Determination	-
5 Site Design Review Standards	Care Facilities	May be Permitted	1.25 per patient room	Approving Authority Determination	-
6 Landscaping/ Green Inf.	Child Care Centers	May be Permitted	1 per 800 sf	Approving Authority Determination	<u>4.02.D.1</u>
7 Lighting	Drive-Thru's	May be Permitted	-	-	<u>4.02.E</u>
8 Signage	Event Venues	May be Permitted	Approving Authority Determination	Approving Authority Determination	-
9 General Standards	Maker Spaces	May be Permitted	1 per 400 sf	Approving Authority Determination	-
10 Streets/ Sidewalks/ Driveways	Outdoor Sales, Outdoor Cafes, and Sidewalk Sales	Permitted	Included with Principal Use	-	<u>4.02.K</u>
11 Subdivision of Land	Public Lodging	May be Permitted	1.1 per guest room	1 per 10 rooms, minimum 4 available to general public	<u>4.02.N</u>
12 Processes/ Admin.	Shelters	May be Permitted	1.1 per guest room	1 per 10 rooms, minimum 4 available to general public	<u>4.02.Z</u>
13 Non-conformities	Vendor Trucks	May be Permitted	-	-	<u>4.02.V</u>
14 Definitions	Outdoor Storage and Processes	Permitted	-	-	<u>4.02.J</u>
	Commercial Uses				
	Industrial Uses				
	Alternative Energy - Solar	Permitted as Accessory Use	-	-	<u>4.02.B</u> <u>4.04.B</u>
	Alternative Energy - Wind	Permitted: Accessory 40 feet or less in height Special Use for all other cases. Shall be Accessory Use.	-	-	<u>4.02.B</u> <u>4.04.B</u>

USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)	
Other Uses	Campground	Special Land Use	-	-	<u>4.04.N</u>
	Greenhouses	Permitted	Included with Principal Use	Included with Principal Use	-
	Government/ Municipal Services	May be Permitted	Determined by PC at Time of Application	1 per 5,000 sf, minimum 4 available to general public	-
	Marinas	Special Land Use	Approving Authority Determination	Approving Authority Determination	<u>4.04.F</u>
	Parking Structures as the Principal Use	May be Permitted	Approving Authority Determination	-	<u>4.02.M</u>
	Recreation - Indoor	May be Permitted	Approving Authority Determination	-	-
	Recreation - Outdoor	May be Permitted	Approving Authority Determination	-	-
	Religious Institutions	May be Permitted	Approving Authority Determination	1 per 40 seats in worship space, minimum 4 available to general public	-
	Wireless Communication Facilities	Permitted Only when located on an existing structure	-	-	-

* Where square footage is referenced, it refers to gross building square footage.

BESS

Permitted as Accessory Use

4.02.BB

1
Toolbox

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Zone Districts

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Form Based Code

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Add'l Use Standards

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Site Design Review Standards

6
Landscaping/ Green Inf.

7
Lighting

8
Signage

9
General Standards

10
Streets/ Sidewalks/ Driveways

11
Subdivision of Land

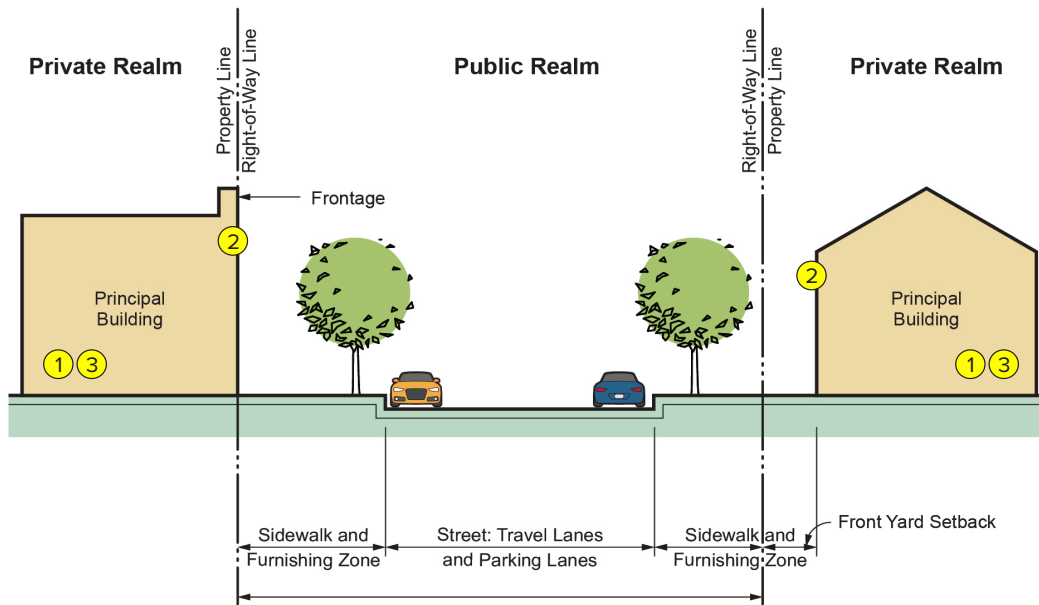
12
Processes/ Admin.

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SECTION 39-2.23 FORM BASED CODE ZONE DISTRICT

- A. **Intent.** The intent of the *Form Based Code* is to preserve, protect, and enhance the individual character of the City of Holland’s key neighborhood business districts, corridors, and Downtown areas. The *Form Based Code* allows for a wide range of *uses* and encourages vertical *mixed use development*, while also providing standards on *building massing*, form, architectural features, and their relationship to the *public realm*. See [Section 39-1.03.B](#). Rather than being based on Use and Dimensional Standards, the *Form Based Code Zone District* achieves this by regulating *Building Types*, *Building Envelopes*, and *Building Frontage Types* in the 9 *Sub-Districts*. See [Article 39-3](#).
- B. **Character Determined by Interaction of Private and Public Realms.** The graphic below depicts these organizing principles



1. **Building Types** allowed in each *Sub-District* that provide the private realm character;
2. **Frontage Types** allowed in each *Sub-District* that guide how a *building* and the private realm interact with the *public realm*—the streets and sidewalks.
3. **Building Envelopes** for each *Sub-District* that provide dimensional standards;

C. **Uses and Parking Requirements.**

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USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)	
Residential Uses	Single Attached Dwelling Unit	Permitted	1 per dwelling unit**	-	9.04
	Two Attached Dwelling Units	Permitted in specific Sub-Districts only.	1 per dwelling unit**	-	Article 39-3 9.04
	Three Attached Dwelling Units	Permitted in specific Sub-Districts only.	1 per dwelling unit**	-	Article 39-3 9.04
	Four Attached Dwelling Units	Permitted in specific Sub-Districts only.	1 per dwelling unit**	-	Article 39-3 9.04
	Five or More Attached Dwelling Units	Permitted in specific Sub-Districts only.	1 per dwelling unit**	1 long term space per dwelling unit. 4 short term spaces for general public.	Article 39-3 9.04
	Bed and Breakfast 1-4 Rooms	Permitted	1 per lodging unit, plus 1 for the dwelling unit**	4 spaces	4.02.C 12.12.B Special Exception
	Short Term Rental	Permitted	1 per dwelling unit**	-	4.02.Q 12.12.B Special Exception
	Home Occupation/ Business Type 1 and 2	Type 1: Permitted Type 2: Special Exception	Type 1: 1 per dwelling unit. Type 2: 2 parking spaces available	-	4.02.G Chapter 14
	Child Care In-Home	1-6 children permitted; 6+ requires Special Exception	-	-	4.02.D.2-3
Commercial Uses	Retail	Permitted	None in CDT, EDT, CENT 1 per 800 sf in all other Sub-Districts	1 per 4,000 sf for the first 75,000 sf 1 per 12,500 sf for floor area over 75,000 sf Minimum 4 available to general public	-
	Services	Permitted	None in CDT, EDT, CENT 1 per 800 sf in all other Sub-Districts	1 per 5,000 sf, minimum 4 available to general public	-

1	Toolbox
2	Zone Districts
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4	Add'l Usr Standarc
5	Site Des Review Standarc
6	Landscap Green In
7	Lighting
8	Signage
9	General Standarc
10	Streets/ Sidewalk Driveway
11	Subdivis of Land
12	Processs Admin.
13	Non-conformi
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USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)
Commercial Uses	Restaurants/Bars	Permitted	None in CDT, EDT, CENT 1 per 800 sf in all other Sub-Districts	1 per 2,000 sf, minimum 4 available to general public -
	Offices	Permitted	None in CDT, EDT, CENT 1 per 800 sf in all other Sub-Districts	1 per 5,000 sf, minimum 4 available to general public -
	Care Facilities	Permitted	1.25 per patient room	Approving Authority Determination -
	Child Care Centers	Permitted in specific Sub-Districts only.	1 per 800 sf	Approving Authority Determination <u>Article 39-3 4.02.D.1</u>
	Drive-Thru's	Permitted in EDT, RM, and SSV. Shall meet requirements of <u>4.02.E</u> . Prohibited in all other Sub-Districts.	Included with Principal Use	- <u>4.02.E</u>
	Event Venues	Special Land Use	Approving Authority Determination	Approving Authority Determination <u>4.03</u>
	Funeral Homes	Permitted in RM and CENT. Prohibited in all other Sub-Districts.	1 per 800 sf	Approving Authority Determination -
	Maker Spaces	Special Land Use	None in CDT 1 per 800 sf in all other Sub-Districts	Approving Authority Determination <u>4.03</u>
	Outdoor Sales, Outdoor Cafes, and Sidewalks Cafes	Permitted	Included with Principal Use	- <u>4.02.K</u>
	Public Lodging	Permitted	1.1 per guest room	1 per 10 rooms, minimum 4 available to general public <u>4.02.N</u>
	Shelters	Permitted	1.1 per guest room	1 per 10 rooms, minimum 4 available to general public <u>4.02.Z</u>
	Vendor Trucks	Permitted as described in <u>Section 39-4.02.V</u>	Included with Principal Use	- <u>4.02.V</u>

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USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)
Industrial Uses	Alternative Energy - Solar	Permitted as Accessory Use	-	<u>4.02.B</u> <u>4.04.B</u>
	Alternative Energy - Wind	Permitted: 40 feet in height or less Special Land Use: Greater than 40 feet in height Shall be Accessory Use	-	<u>4.02.B</u> <u>4.04.B</u>
Other Uses	Greenhouses	Permitted as accessory use	Included with Principal Use	-
	Government/ Municipal Services	Special Land Use	Approving Authority Determination	Included with Principal Use <u>4.03</u>
	Institutions of Higher Education	Special Land Use	Approving Authority Determination	1 per 5,000 sf, minimum 4 available to general public <u>4.03</u>
	K-12 Schools	Special Land Use Existing Uses Can Expand without Special Land Use Approval	Approving Authority Determination	2 per classroom <u>4.03</u>
	Marinas	Special Land Use	Approving Authority Determination	Approving Authority Determination <u>4.04.F</u>
	Parking lots as a Principal Use	Special Land Use	Approving Authority Determination	- <u>4.02.L</u> <u>4.04.H</u>
	Parking Structures as the Principal Use	Special Land Use	Approving Authority Determination	- <u>4.02.M</u> <u>4.04.I</u>
	Recreation - Indoor	Permitted	Approving Authority Determination	-
	Recreation - Outdoor	Special Land Use	Approving Authority Determination	- <u>4.03</u>
	Religious Institutions	Special Land Use	Approving Authority Determination	1 per 40 seats in worship space, minimum 4 available to general public <u>4.03</u>
Wireless Communication Facilities	Permitted Only when located on an existing structure	None	-	<u>4.02.X</u> <u>4.04.M</u>

1	Toolbox
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5	Site Design Review Standards
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10	Streets/ Sidewalks/ Driveways
11	Subdivision of Land
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BESS **Permitted as Accessory Use** **4.022.BB**
Note: Where square footage is referenced, it refers to gross building square footage.

**F-NDT Parking Spaces: 1.2 per dwelling unit



Holland
MICHIGAN

ARTICLE 39-2:
Zone Districts



1	Toolbox
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SECTION 39-2.01 INTENT

To implement *UDO's* purpose (see [Section 39-1.09](#)), this Article specifies the standards required for *land uses*, *building* placement, and automobile and bicycle *parking* per *Zone District* and *Form Based Code Sub-District*. The **Summary Use Table** ([Section 39-2.03](#)) specifies which *land uses* are permitted, permitted with restrictions, permitted with Special Land Use approval, or not permitted in each *Zone District*. [Sections 39-2.05-23](#) provide detailed **Zone District Use and Parking Standards Tables**. The **Summary Dimensional Standards Table** and specific **Zone District Dimensional Standards Tables**, also in [Sections 39-2.04-23](#), provide *building* placement standards to promote orderly *development*. See [Article 39-12](#) to determine Review Processes.

SECTION 39-2.02 ZONE DISTRICTS ESTABLISHED

The City is divided into **16 Zone Districts** and **9 Form Based Code Sub-Districts**, This Article and its tables are organized by each *Zone District*. *Form Based Code Sub-District* standards are located in [Article 39-3](#). The City of Holland's *Zone Districts* and *Sub-Districts* are:

Conventional and Mixed Use Zone Districts

- LDR Low *Density* Residential
- CNR Cottage Neighborhood Residential
- MDR Medium *Density* Residential
- TNR Traditional Neighborhood Residential
- HDR High *Density* Residential
- MHR *Manufactured Housing* Community
- NMU Neighborhood *Mixed Use*
- CMU Corridor *Mixed Use*
- RMU *Redevelopment Mixed Use*
- GMU Greenfield *Mixed Use*
- ED Education
- I Industrial
- A Airport
- OS Open Space
- PUD Planned Unit *Development*

F-Form Based Code Zone District and Sub-Districts

- F- CDT Central Downtown
- F- NDT North Downtown
- F- EDT East Downtown
- F- WDT Waterfront Downtown
- F- CENT Centennial
- F- RM River Michigan
- F- SIXT Sixteenth Street
- F- WASH Washington
- F- SSV South Shore Village

Overlay Districts

- Airport Overlay District
- Hope Neighborhood Overlay District
- Waterfront Overlay District

Residential Zone Districts: When UDO uses the term “residential *Zone Districts*,” that means the LDR, CNR, MDR, TNR, HDR, and MHR *Zone Districts* collectively.

The maps in [Sections 39-2.05-18](#) are illustrative only. The regulatory *Zoning Map* is located in [Section 39-1.05](#).

SECTION 39-2.03 SUMMARY USE TABLE

A. Approval Type Details

1. **Permitted Uses (P)** The use is allowed on properties in the *Zone District*. See each *Zone District* for additional standards that may apply.
2. **Permitted Uses with Restrictions (P*)** The use is allowed in the *Zone District*, but is **subject to restrictions**. See each *Zone District* for additional standards **AND** see specific standards listed in Section 39-4.02.
3. **Special Land Use (S)** These Uses shall obtain Special Land Use approval from the *Planning Commission*. See each *Zone District* for additional standards **AND** see Basic Special Land Use Standards in Section 39-4.03.
4. **Special Land Uses with Restrictions (S*)** See each *Zone District* for additional standards and see Section 39-4.04 for Basic and Specific Use Standards for Special Land Uses.



B. Unlisted Uses.

1. **Uses not listed in a particular *Zone District*** shall be considered prohibited in that *Zone District* unless the Zoning Administrator determines the proposed use is similar to a *permitted use* in that *Zone District*.
2. **Uses not listed anywhere in *UDO*** may be approved only if the Zoning Administrator determines that the use is similar to a *permitted use* in the *Zone District* where the property is located.

1
Toolbox

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Zone
Districts

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Form
Based
Code

4
Add'l Use
Standards

5
Site Design
Review
Standards

6
Landscaping/
Green Inf.

7
Lighting

8
Signage

9
General
Standards

10
Streets/
Sidewalks/
Driveways

11
Subdivision
of Land

12
Processes/
Admin.

13
Non-
conformities

14
Definitions

C. Click on a *Zone District* to jump to standards.

	USES	LDR	CNR	MDR	TNR	HDR	MHR	NMU	CMU	RMU	GMU	ED	I	A	OS	PUD	F																	
1 Toolbox	2 Zone Districts	3 Form Based Code	4 Add'l Use Standards	5 Site Design Review Standards	6 Landscaping/ Green Inf.	7 Lighting	8 Signage	9 General Standards	10 Streets/ Sidewalks/ Driveways	11 Subdivision of Land	12 Processes/ Admin.	13 Non-conformities	14 Definitions	See Section 39-2.17 for allowed uses				-	P	-														
																		Single Detached Dwelling Unit	P	P	P	P	-	P	-	-	-	P	P	-	-	P	-	
																		Single Attached Dwelling Unit	-	-	-	-	-	-	P	P	P	P	P	-	-	P	P	
																		Two Attached Dwelling Units	-	-	P	P	P	-	P	P	P	P	P	-	-	P	P	
																		Three or Four Attached Dwelling Units	-	-	-	P	P	-	P	P	P	P	P	-	-	P	P	
																		Five or more Attached Dwelling Units	-	-	-	-	P	-	S/S*	P	P	P	P	P	-	P	P	
																		Accessory Dwelling Units (ADUs)	P	-	P	P	-	-	-	-	-	P	-	-	-	P	-	
																		Manufactured Housing Communities	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	
																		Bed and Breakfast	P*	P*	P*	P*	P*	P*	-	-	-	-	-	-	-	-	P*	P*
																		Short Term Rentals	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	-	P*	P*	
																		Home Occupation/ Business Type 1 and 2	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	P*
																		Child Care In-Home	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	P*
																		Retail	-	-	-	-	P	-	P	P	P	P	P	P	P	P	P	P
																		Services	-	-	-	-	P	P	P	P	P	P	P	P	P	-	P	P
Restaurants/Bars	-	-	-	-	-	-	P	P	P	P	P	P	P	-	P	P																		
Offices	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P																		
Hospitals	-	-	-	-	-	-	-	S	S	-	P	-	-	-	P*	-																		
Care Facilities	-	-	-	-	P*/S	-	-	P	S	S	-	-	-	-	P	P																		
Child Care Centers	P*	P*	P*	P*	P*	P*	S	P*	S	S	P*	S	-	-	P*	P*																		
Drive-Thru's	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	-	P*	P*																		
Event Venues	-	-	-	-	P	P	S	P	S	P	P	P	P	P	P	S																		
Firearm or Archery Ranges	-	-	-	-	-	-	-	S*	-	-	-	-	S*	-	-	-																		
Funeral Homes	-	-	-	-	-	-	P*	P*	-	-	-	-	-	-	-	P*																		
Gas Stations	-	-	-	-	-	-	-	S*	-	S*	-	S*	-	-	-	-																		
Maker Spaces	-	-	-	-	-	-	S	P	P	P*	-	P	-	-	P	S																		
Outdoor Sales, Outdoor Cafes, and Sidewalk Cafes	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	-	P*	P*																		
Public Lodging	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	-	P*	P*																		
Shelters	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	-	P*	P*																		
Vehicle Repair	-	-	-	-	-	-	S*	P*	P*	P*	-	-	P*	-	-	-																		
Vehicle Sales	-	-	-	-	-	-	S*	P*	S*	-	-	-	-	-	-	-																		
Vehicle Wash	-	-	-	-	-	-	-	P*	S	P*	-	P*	-	-	-	-																		
Vendor Trucks	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	-	P*	P*																		
Outdoor Storage and Processes	-	-	-	-	-	-	-	P*	P*	-	-	P*	-	-	-	-																		

- P** Permitted, see the Zone District
- P*** Permitted with Restrictions, see the Zone District and [Section 39-4.02](#)
- S** Special Land Use, see the Zone District and [Section 39-4.03](#)
- S*** Special Land Use with Restrictions, see the Zone District, [Section 39-4.03](#) and [Section 39-4.04](#)

USES		LDR	CNR	MDR	TNR	HDR	MHR	NMU	CMU	RMU	GMU	ED	I	A	OS	PUD	F
Industrial Uses	Alternative Energy - Solar	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*/S*		P*	P*	P*
	Alternative Energy - Wind	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*		P*/S*	P*/S*	P*/S*
	Manufacturing - Low Intensity	-	-	-	-	-	-	-	S	S	-	-	P		-	-	-
	Manufacturing - High Intensity	-	-	-	-	-	-	-	-	-	-	-	S*		-	-	-
	Oil and Gas Drilling	-	-	-	-	-	-	P*	P*	P*	P*	-	P*		-	-	-
	Power Plant (Not Wind or Solar)	-	-	-	-	-	-	-	-	-	-	-	S		-	-	-
	Recycling Collection Centers	-	-	-	-	-	-	-	-	-	-	-	P*		-	-	-
	Research and Development	-	-	-	-	-	-	-	P	P	S	P	P		-	-	-
	Self Storage Facilities	-	-	-	-	-	P*	-	P*	P*	-	-	P*		-	-	-
	Transportation and Logistics	-	-	-	-	-	-	-	S	-	-	-	P		-	-	-
	Warehousing	-	-	-	-	-	-	-	P*	P*	-	P	P*		-	-	-
Other Uses	Campground	-	-	-	-	-	-	S*	-	-	-	-	-		S*	S*	-
	Cemetery (Public)	-	-	-	-	-	-	-	-	-	-	-	-		P	-	-
	Cemetery (Private)	-	-	-	-	-	-	-	-	-	-	-	-		P*	-	-
	Greenhouses	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		P*	P*	P*
	Government/Municipal Services	S	S	S	S	S	S	S	S	S	S*	S	S		P	S	S
	Institutions of Higher Education	S	S	S	S	S	S	S	S	S	P/S	P	S		-	-	S
	K-12 Schools	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P	P/S		-	-	P/S
	Kennels	-	-	-	-	-	-	-	P*	-	-	-	-		-	-	-
	Marinas	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*		S*	S*	S*
	Parking Lots as a Principal Use	-	-	-	-	-	-	-	S*	-	-	P*	P*		-	-	S*
	Parking Structures as the Principal Use	-	-	-	-	-	-	-	S*	-	S	P*	P*		-	P*	S*
	Recreation - Indoor	-	-	-	-	P	P	P	P	P	P	P	P		S	P	P
	Recreation - Outdoor	-	-	-	-	P	P	P	P	S	S	P	-		P	P	S
	Religious Institutions	P	P	P	P	P	P	P	P	S	S	P	S		-	P	S
	Sexually Oriented Businesses	-	-	-	-	-	-	-	S*	-	-	-	-		-	-	-
Wireless Communication Facilities	P*	P*	P*	P*	P*	P*	P*	P*/S*	P*	P*	P*	P*/S*		P*/S*	P*	P*	
Battery Energy Storage System	P*	P*	P*	P*	P*/S*	P*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	S*		P*	P*/S*	P*	

See Section 39-2.17 for allowed uses

- P Permitted, see the Zone District
- P* Permitted with Restrictions, see the Zone District and [Section 39-4.02](#)
- S Special Land Use, see the Zone District and [Section 39-4.03](#)
- S* Special Land Use with Restrictions, see the Zone District, [Section 39-4.03](#) and [Section 39-4.04](#)

1	Toolbox
2	Zone Districts
3	Form Based Code
4	Add'l Use Standards
5	Site Design Review Standards
6	Landscaping/ Green Inf.
7	Lighting
8	Signage
9	General Standards
10	Streets/ Sidewalks/ Driveways
11	Subdivision of Land
12	Processes/ Admin.
13	Non-conformities
14	Definitions

SECTION 39-2.04 SUMMARY DIMENSIONAL STANDARDS TABLES

If 2 or more dimensions are listed, see the applicable *Zone District* section to determine when each dimension applies. If a section number is referenced, the requirements can be found in that section.

ZONE DISTRICTS: LDR, CNR, MDR, TNR, HDR, MHR							
		LDR	CNR	MDR	TNR	HDR	MHR
Minimums	Front Yard Setback (ft)	30	20/25	25	10	10/25	<u>2.10</u>
	Side Yard Setback (ft)	7	7/20	5/20	5	20	<u>2.10</u>
	Rear Yard Setback (ft)	25	20	25	25	25	<u>2.10</u>
	Secondary Street Frontage Setback (ft)	20	10	16/20	7	10/25	<u>2.10</u>
	Building Height (ft)	-	-	-	-	-	-
	Property Area (sf)	7,000	5,000	5,000	5,000/ 9,600/ 14,400/ 19,200	-	<u>2.10</u>
	Property Width (ft)	50	50	40	40/60	-	<u>2.10</u>
Maximums	Front Yard Setback (ft)	-	-	-	25	25/75	-
	Side Yard Setback (ft)	-	-	-	-	-	-
	Rear Yard Setback (ft)	-	-	-	-	-	-
	Secondary Street Frontage Setback (ft)	-	-	-	25	25/75	-
	Building Height (ft)	35	30	35	40	45	35

1	Toolbox
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13	Non-conformities
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ZONE DISTRICTS: NMU, CMU, RMU, GMU					
		NMU	CMU	RMU	GMU
Minimums	Front Yard Setback (ft)	2/10	20/25	5	10/25
	Side Yard Setback (ft)	0/5/10	25	0/15	10/15
	Rear Yard Setback (ft)	0/10/25	25	0/25	25
	Secondary Street Frontage Setback (ft)	2/10	20	5	10
	Building Height (ft)	-	-	-	-
	Property Area (sf)	-	-	-	-
	Property Width (ft)	-	-	-	-
Maximums	Front Yard Setback (ft)	6/25	-/85	15	25/75
	Side Yard Setback (ft)	-	-	-	-
	Rear Yard Setback (ft)	-	-	-	-
	Secondary Street Frontage Setback (ft)	6/25	-	15	25/75
	Building Height (ft)	35	50	35	45/60

ZONE DISTRICTS: ED, I, A, OS, PUD, F							
		ED	I	A	OS	PUD	F
Minimums	Front Yard Setback (ft)	<u>2.15.B</u>	10/25	<u>2.17</u>	10	<u>2.19</u>	Article 39-3
	Side Yard Setback (ft)	<u>2.15.B</u>	25	<u>2.17</u>	10	<u>2.19</u>	Article 39-3
	Rear Yard Setback (ft)	<u>2.15.B</u>	25	<u>2.17</u>	10	<u>2.19</u>	Article 39-3
	Secondary Street Frontage Setback (ft)	<u>2.15.B</u>	10/25	<u>2.17</u>	10	<u>2.19</u>	Article 39-3
	Building Height (ft)	<u>2.15.B</u>	-	-	-	-	Article 39-3
	Property Area (sf)	<u>2.15.B</u>	-	-	-	<u>2.19</u>	<u>2.20</u>
	Property Width (ft)	<u>2.15.B</u>	-	-	-	<u>2.19</u>	<u>2.20</u>
Maximums	Front Yard Setback (ft)	<u>2.15.B</u>	-	<u>2.17</u>	-	<u>2.19</u>	Article 39-3
	Side Yard Setback (ft)	<u>2.15.B</u>	-	<u>2.17</u>	-	<u>2.19</u>	Article 39-3
	Rear Yard Setback (ft)	<u>2.15.B</u>	-	<u>2.17</u>	-	<u>2.19</u>	Article 39-3
	Secondary Street Frontage Setback (ft)	<u>2.15.B</u>	-	<u>2.17</u>	-	<u>2.19</u>	Article 39-3
	Building Height (ft)	<u>2.15.B</u>	60/100	<u>2.17</u>	10/35	<u>2.19</u>	Article 39-3

- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions

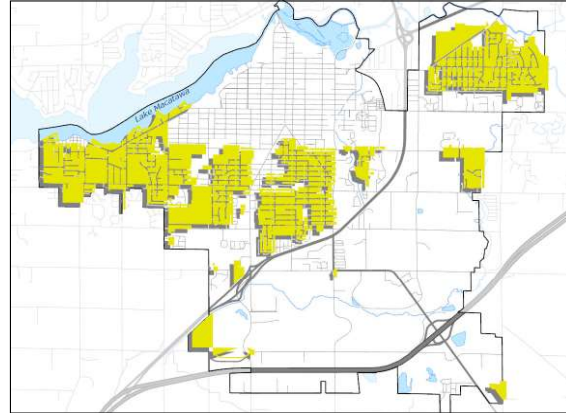
- 1**
Toolbox
- 2**
Zone
Districts
- 3**
Form
Based
Code
- 4**
Add'l Use
Standards
- 5**
Site Design
Review
Standards
- 6**
Landscaping/
Green Inf.
- 7**
Lighting
- 8**
Signage
- 9**
General
Standards
- 10**
Streets/
Sidewalks/
Driveways
- 11**
Subdivision
of Land
- 12**
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Admin.
- 13**
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conformities
- 14**
Definitions

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SECTION 39-2.05 LOW DENSITY RESIDENTIAL ZONE DISTRICT

LDR

A. **Intent:** The LDR Low Density Residential Zone District is intended primarily for *Single Detached Dwelling Units* and detached *Accessory Dwelling Units (ADUs)*. The non-residential uses that are permitted on separate properties have been determined to be compatible with residential uses.



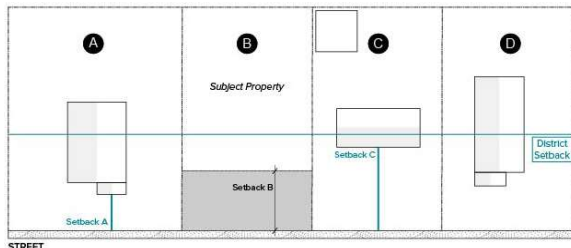
- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 11 Subdivision of Land
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- 14 Definitions

B. LDR Dimensional Standards Table.

SETBACKS AND BUILDING HEIGHT			
		MINIMUM	MAXIMUM
Setbacks	Front Yard~	30 ft	-
	Side Yard	7 ft	-
	Rear Yard	25 ft	-
	Secondary Street Yard	20 ft	-
	Building Height	-	35 ft

LOT AREA AND WIDTH		
USE	MIN. AREA	MIN. WIDTH
1 Single Detached Dwelling	7,000 sf	50 ft
1 Accessory Dwelling Unit (ADU)	7,000 sf	50 ft
Non-Residential	7,000 sf	50 ft

~**Front Yard Exception:** The *front yard setback* may be reduced if the adjacent house(s) were built with a lesser *front yard setback*. The *front yard setback* shall be established by averaging the *setback* of the 2 adjacent house(s). No *setback* shall be less than 10 feet.



The average front yard setback of nearest two properties on both sides of subject property. (Setback A + Setback C ÷ 2 = Setback B)

C. LDR Use and Parking Standards Table.

USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES *	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)
1 Single Detached Dwelling Unit	Permitted	1 per dwelling unit	-	<u>9.04</u>
1 Accessory Dwelling Unit (ADU)	Permitted	1 per dwelling unit	-	<u>9.07</u>

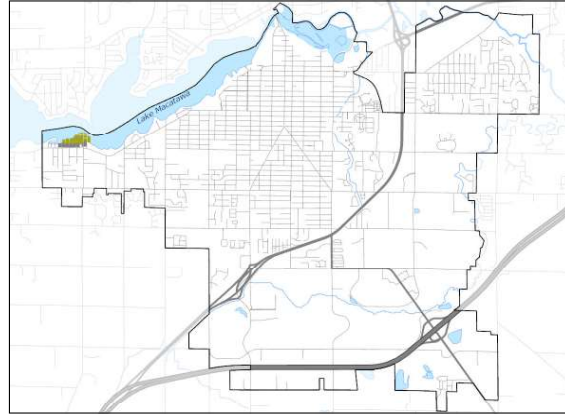
	USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES *	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)	
1 Toolbox						
2 Zone Districts	Residential Uses	Bed and Breakfast	Permitted: 1-4 Guest Rooms 5-8 Guest Rooms: Special Exception	1 per guest room, plus 1 for the dwelling unit	4 spaces	<u>4.02.C</u> <u>12.12.B</u> Special Exception
3 Form Based Code		Short Term Rentals	Permitted with Restrictions (See Section 39-4.02.Q)	1 per dwelling unit	-	<u>4.02.Q</u> Chapter 14
4 Add'l Use Standards		Home Occupation/ Business Type 1 and 2	Type 1: Permitted Type 2: Special Exception	1 per dwelling unit. Type 2: 2 parking spaces available	-	<u>4.02.G</u> <u>12.12.B</u> Special Exception
5 Site Design Review Standards		Child Care In-Home	1-6 children permitted; 6+ requires Special Exception	-	-	<u>4.02.D.2-3</u>
6 Landscaping/ Green Inf.		Offices	Permitted Accessory to a Religious Institution or K-12 School	1 per 800 sf	-	-
7 Lighting	Other Uses	Child Care Centers	Permitted Accessory to a Religious Institution or K-12 School	1 per 800 sf	-	<u>4.02.D.1</u>
8 Signage		Alternative Energy - Solar	Permitted as Accessory Use	-	-	<u>4.02.B</u> <u>4.04.B</u>
9 General Standards		Alternative Energy - Wind	Permitted: 40 feet in height or less Special Land Use: Greater than 40 feet in height Shall be Accessory Use	-	-	<u>4.02.B</u> <u>4.04.B</u>
10 Streets/ Sidewalks/ Driveways		Greenhouses	Permitted as Accessory Use	-	-	-
11 Subdivision of Land		Government/ Municipal Services	Special Land Use	Approving Authority Determination	1 per 5,000 sf, minimum 4 available to general public	<u>4.03</u>
12 Processes/ Admin.		Institutions of Higher Education	Special Land Use	Approving Authority Determination	Approving Authority Determination	<u>4.03</u>
13 Non-conformities		K-12 Schools	Special Land Use Existing Uses Can Expand without Special Land Use Approval	Approving Authority Determination	2 per classroom	<u>4.03</u>
14 Definitions		Marinas	Special Land Use	Approving Authority Determination	Approving Authority Determination	<u>4.04.F</u>
		Religious Institutions	Permitted	Approving Authority Determination	1 per 40 seats in worship space, minimum 4 available to general public	-
		Wireless Communication Facilities	Permitted Only when located on an existing structure	-	-	<u>4.02.X</u> <u>4.04.M</u>
	Battery Energy Storage System	Permitted as Accessory Use	-	-	<u>4.02.BB</u>	

* Where square footage is referenced, it refers to gross building square footage.

SECTION 39-2.06 COTTAGE NEIGHBORHOOD RESIDENTIAL ZONE DISTRICT

CNR

A. **Intent:** The CNR Cottage Neighborhood Residential *Zone District* is intended primarily for residential properties in neighborhoods with small *lots*, such as the Central Park Neighborhood. The combination of small *lot* sizes, narrow street *right-of-ways*, and the compact geography of the neighborhood create a residential *Zone District* where, if not controlled through the *Zone District* standards, the *scale* and size of some *buildings* could have negative impacts on adjacent properties. Non-residential *uses* are permitted on separate properties that are deemed compatible with residential *uses*. The Infill Design Review process is required in this *Zone District* to ensure design continuity and character preservation.



B. **CNR Dimensional Standards Table.**

SETBACKS AND PRINCIPAL BUILDING SIZE			
		MINIMUM	MAXIMUM
Setbacks	Front Yard	20 ft (25 ft when abutting a right-of-way less than 33 ft wide)	-
	Side Yard (Residential)	7 ft	-
	Side Yard (Non-Residential)	20 ft	-
	Rear Yard	20 ft	-
	Secondary Street Yard	10 ft	-
Building Size	Building Height	-	30 ft
	Residential Building Size	-	2,500 sf <u>Section 39-2.06.D.2</u>
	Non-Residential Building Size	-	2,500 sf <u>Section 39-2.06.D.3</u>

LOT AREA AND WIDTH		
USE	MIN. AREA	MIN. WIDTH
1 Single Detached Dwelling Unit	5,000 sf	50 ft
Non-Residential	5,000 sf	50 ft

ATTACHED GARAGE SETBACKS SECTION 39-9.04.E	
	MINIMUM
Secondary Street Yard	16 ft
See Section 39-9.05 for detached accessory structures.	

- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions

1	Toolbox
2	Zone Districts
3	Form Based Code
4	Add'l Use Standards
5	Site Design Review Standards
6	Landscaping/ Green Inf.
7	Lighting
8	Signage
9	General Standards
10	Streets/ Sidewalks/ Driveways
11	Subdivision of Land
12	Processes/ Admin.
13	Non-conformities
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C. CNR Use and Parking Standards Table.

USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES *	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)	
Residential Uses	1 Single Detached Dwelling Unit	Permitted	1 per dwelling unit	-	<u>9.04</u>
	Bed and Breakfast	Permitted: 1-4 Guest Rooms 5-8 Guest Rooms: Special Exception	1 per guest room, plus 1 for the dwelling unit	4 spaces	<u>4.02.C</u> <u>12.12.B</u> Special Exception
	Short Term Rental	Permitted with Restrictions (See Section 39-4.02.Q)	1 per dwelling unit	-	<u>4.02.Q</u> Chapter 14
	Home Occupation/ Business Type 1 and 2	Type 1: Permitted Type 2: Special Exception	Type 1: 1 per dwelling unit. Type 2: 2 parking spaces available	-	<u>4.02.G</u> <u>12.12.B</u> Special Exception
	Child Care In-Home	1-6 children permitted; 6+ requires Special Exception	-	-	<u>4.02.D.2-3</u>
	Other Uses	Offices	Permitted Accessory to a Religious Institution or K-12 School	1 per 800 sf	-
Child Care Centers		Permitted Accessory to a Religious Institution or K-12 School	1 per 800 sf	-	<u>4.02.D.1</u>
Alternative Energy - Solar		Permitted as Accessory Use	-	-	<u>4.02.B</u> <u>4.04.B</u>
Alternative Energy - Wind		Permitted: 40 feet in height or less Special Land Use: Greater than 40 feet in height Shall be Accessory Use	-	-	<u>4.02.B</u> <u>4.04.B</u>
Greenhouses		Permitted as Accessory Use	-	-	-
Government/ Municipal Services		Special Land Use	Approving Authority Determination	1 per 5,000 sf, minimum 4 available to general public	<u>4.03</u>
Institutions of Higher Education		Special Land Use	Approving Authority Determination	Approving Authority Determination	<u>4.03</u>
K-12 Schools		Special Land Use Existing Uses Can Expand without Special Land Use Approval	Approving Authority Determination	2 per classroom	<u>4.03</u>
Marinas		Special Land Use	Approving Authority Determination	Approving Authority Determination	<u>4.04.F</u>

USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES *	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)
Other Uses	Religious Institutions	Permitted	Approving Authority Determination	1 per 40 seats in worship space, minimum 4 available to general public
	Wireless Communication Facilities	Permitted Only when located on an existing structure	-	- <u>4.02.G</u> <u>4.04.M</u>
	Battery Energy Storage System	Permitted as Accessory Use	-	- <u>4.02BB</u>

* Where square footage is referenced, it refers to gross building square footage.

D. Additional Standards.

1. The **Infill Design Review Standards** shall apply in the *CNR Zone District* as described in Section 39-9.09.
2. **Residential Buildings** shall not exceed **2,500 square feet** in gross floor area.
3. **Non-Residential Buildings** shall not exceed 2,500 square feet in gross floor area unless approved for a Special Exception under Section 39-12.12.B.
4. **Accessory Dwelling Units** are not permitted.
5. The **maximum size** of any *accessory structure* in the CNR district is **576 square feet**.

1	Toolbox
2	Zone Districts
3	Form Based Code
4	Add'l Use Standards
5	Site Design Review Standards
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10	Streets/ Sidewalks/ Driveways
11	Subdivision of Land
12	Processes/ Admin.
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14	Definitions

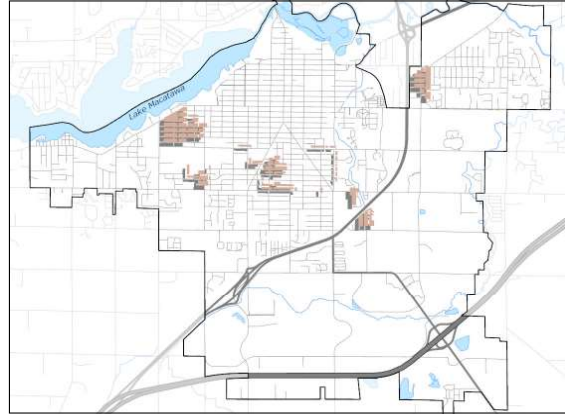
1 Toolbox
2 Zone Districts
3 Form Based Code
4 Add'l Use Standards
5 Site Design Review Standards
6 Landscaping/ Green Inf.
7 Lighting
8 Signage
9 General Standards
10 Streets/ Sidewalks/ Driveways
11 Subdivision of Land
12 Processes/ Admin.
13 Non- conformities
14 Definitions

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SECTION 39-2.07 MEDIUM DENSITY RESIDENTIAL ZONE DISTRICT

MDR

A. **Intent:** The MDR Medium Density Residential *Zone District* is intended for one detached dwelling units and two attached dwelling units. To encourage medium density, both dwelling types are permitted on the same size properties. Non-residential uses are permitted on separate properties that are deemed compatible with residential uses.

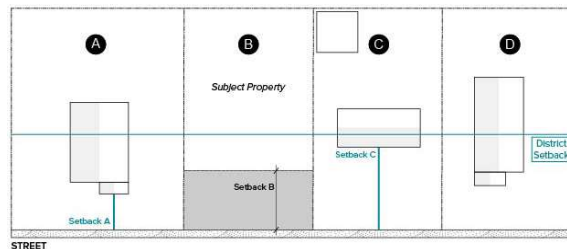


B. **MDR Dimensional Standards Table.**

SETBACKS AND BUILDING HEIGHT			
		MINIMUM	MAXIMUM
Setbacks	Front Yard~	25 ft	-
	Side Yard – Residential	5 ft	-
	Side Yard – Non-Residential	20 ft	-
	Rear Yard	25 ft	-
	Secondary Street Yard – Residential	16 ft	-
	Secondary Street Yard – Non-Residential	20 ft	-
	Building Height	-	35 ft

LOT AREA AND WIDTH		
USE	MIN. AREA	MIN. WIDTH
1 Single Detached Dwelling Unit	5,000 sf	40 ft
1 Building with Two Attached Dwelling Units	5,000 sf	40 ft
Non-Residential	5,000 sf	40 ft

~**Front Yard Exception:** The front yard setback may be reduced if the adjacent house(s) were built with a lesser front yard setback. The front yard setback shall be established by averaging the setback of the 2 adjacent house(s). No setback shall be less than 10 feet.



The average front yard setback of nearest two properties on both sides of subject property. (Setback A + Setback C ÷ 2 = Setback B)

- 1 Toolbox
- 2 **Zone Districts**
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions

C. MDR Use and Parking Standards Table.

1	Toolbox
2	Zone Districts
3	Form Based Code
4	Add'l Use Standards
5	Site Design Review Standards
6	Landscaping/ Green Inf.
7	Lighting
8	Signage
9	General Standards
10	Streets/ Sidewalks/ Driveways
11	Subdivision of Land
12	Processes/ Admin.
13	Non-conformities
14	Definitions

USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES *	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)	
Residential Uses	1 Single Detached Dwelling Unit	Permitted	1 per dwelling unit	-	<u>9.04</u>
	1 Building with Two Attached Dwelling Units	Permitted	1 per dwelling unit	-	<u>9.04</u>
	1 Accessory Dwelling Unit (ADU)	Permitted Only on properties with Single Detached Dwelling Units	1 per dwelling unit	-	<u>9.07</u>
	Bed and Breakfast	Permitted: 1-4 Guest Rooms 5-8 Guest Rooms: Special Exception	1 per guest room, plus 1 for the dwelling unit	1 per 10 rooms, minimum 4 available to general public	<u>4.02.C</u> <u>12.12.B</u> Special Exception
	Short Term Rentals	Permitted with Restrictions	1 per dwelling unit	-	<u>4.02.Q</u> Chapter 14
	Home Occupation/ Business Type 1 and 2	Type 1: Permitted Type 2: Special Exception	Type 1: 1 per dwelling unit. Type 2: 2 parking spaces available	-	<u>4.02.G</u> <u>12.12.B</u> Special Exception
	Child Care In-Home	1-6 children permitted; 6+ requires Special Exception	-	-	<u>4.02.D.2-3</u>
Other Uses	Offices	Permitted Accessory to a Religious Institution or K-12 School	1 per 800 sf	-	-
	Child Care Centers	Permitted Accessory to a Religious Institution or K-12 School	1 per 800 sf	-	<u>4.02.D.1</u>
	Alternative Energy - Solar	Permitted as Accessory Use	-	-	<u>4.02.B</u> <u>4.04.B</u>
	Alternative Energy - Wind	Permitted: 40 feet in height or less Special Land Use: Greater than 40 feet in height	-	-	<u>4.02.B</u> <u>4.04.B</u>
	Greenhouses	Shall be Accessory Use Permitted as Accessory Use	-	-	-
	Government/ Municipal Services	Special Land Use	Approving Authority Determination	1 per 5,000 sf, minimum 4 available to general public	<u>4.03</u>
	Institutions of Higher Education	Special Land Use	Approving Authority Determination	Approving Authority Determination	<u>4.03</u>
K-12 Schools	Special Land Use Existing Uses Can Expand without Special Land Use Approval	Approving Authority Determination	2 per classroom	<u>4.03</u>	

USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES *	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)	
Other Uses	Marinas	Special Land Use	Approving Authority Determination	Approving Authority Determination <u>4.04.F</u>	
	Religious Institutions	Permitted	Approving Authority Determination	1 per 40 seats in worship space, minimum 4 available to general public -	
	Wireless Communication Facilities	Permitted Only when located on an existing structure	-	-	<u>4.02.X</u> <u>4.04.M</u>
	Battery Energy Storage System	Permitted as Accessory Use	-	-	<u>4.02BB</u>

* Where square footage is referenced, it refers to gross building square footage.

1	Toolbox
2	Zone Districts
3	Form Based Code
4	Add'l Use Standards
5	Site Design Review Standards
6	Landscaping/ Green Inf.
7	Lighting
8	Signage
9	General Standards
10	Streets/ Sidewalks/ Driveways
11	Subdivision of Land
12	Processes/ Admin.
13	Non-conformities
14	Definitions

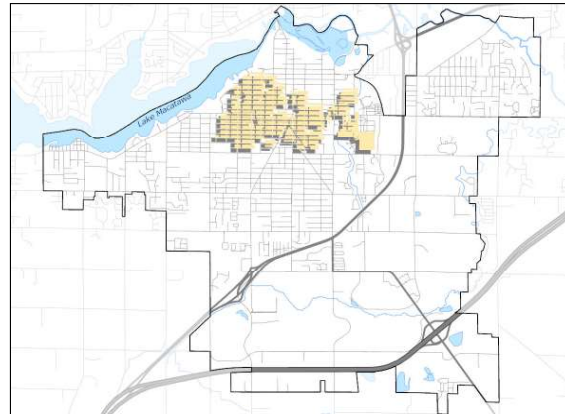
1 Toolbox
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13 Non- conformities
14 Definitions

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SECTION 39-2.08 TRADITIONAL NEIGHBORHOOD RESIDENTIAL ZONE DISTRICT

TNR

A. **Intent:** The TNR Traditional Neighborhood Residential *Zone District* is intended for medium-high *density* of residential units. Allowing up to Four *Attached Dwelling Units* on a single property, TNR standards ensure the preservation and enhancement of the City's core, urban, historic, and walkable neighborhoods. Non-residential uses are permitted on separate properties that are deemed compatible with residential uses. The Infill Design Review process is required in this *Zone District* to ensure design continuity and character preservation.



B. TNR Dimensional Standards Table.

SETBACKS AND BUILDING HEIGHT			
		MINIMUM	MAXIMUM
Setbacks	Front Yard	10 ft	25 ft
	Side Yard	5 ft	-
	Rear Yard	25 ft	-
	Secondary Street Yard	7 ft	25 ft
	Building Height	-	40 ft

ATTACHED GARAGE SETBACKS SECTION 39-9.04.E		MINIMUM
Front Yard		16 ft
Secondary Street Yard		16 ft

See [Section 39-9.05](#) for detached accessory structures.

LOT AREA AND WIDTH		
USE	MIN. AREA	MIN. WIDTH
1 Single Detached Dwelling Unit	5,000 sf	40 ft
1 Building with Two Attached Dwelling Units	9,600 sf	60 ft
1 Building with Three Attached Dwelling Units	14,400 sf	60 ft
1 Building with Four Attached Dwelling Units	19,200 sf	60 ft
Non-Residential	5,000 sf	40 ft

- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions

C. TNR Use and Parking Standards Table.

1	Toolbox
2	Zone Districts
3	Form Based Code
4	Add'l Use Standards
5	Site Design Review Standards
6	Landscaping/ Green Inf.
7	Lighting
8	Signage
9	General Standards
10	Streets/ Sidewalks/ Driveways
11	Subdivision of Land
12	Processes/ Admin.
13	Non-conformities
14	Definitions

USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES *	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)	
Residential Uses	1 Single Detached Dwelling Unit	Permitted	1 per dwelling unit	-	<u>9.04</u>
	1 Building with Two Attached Dwelling Units	Permitted Limitations: <u>Section 39-2.08.B</u> , <u>Section 39-2.08.D.1</u> , <u>Section 39-2.21</u>	1 per dwelling unit	-	<u>9.04</u>
	1 Building with Three Attached Dwelling Units	Permitted Limitations: <u>Section 39-2.08.B</u> , <u>Section 39-2.08.D.1</u> , <u>Section 39-2.21</u>	1 per dwelling unit	-	<u>9.04</u>
	1 Building with Four Attached Dwelling Units	Permitted Limitations: <u>Section 39-2.08.B</u> , <u>Section 39-2.08.D.1</u> , <u>Section 39-2.21</u>	1 per dwelling unit	-	<u>9.04</u>
	1 Accessory Dwelling Unit (ADU)	Permitted Only on properties with Single Detached Dwelling Units	1 per dwelling unit	-	<u>9.07</u>
	Bed and Breakfast	Permitted: 1-4 Guest Rooms 5-8 Guest Rooms: Special Exception	1 per guest room, plus 1 for the dwelling unit	4 spaces	<u>4.02.C</u> <u>12.12.B</u> Special Exception
	Short Term Rentals	Permitted with Restrictions	1 per dwelling unit	-	<u>4.02.Q</u> Chapter 14
	Home Occupation/ Business Type 1 and 2	Type 1: Permitted Type 2: Special Exception	Type 1: 1 per dwelling unit. Type 2: 2 parking spaces available	-	<u>4.02.G</u> <u>12.12.B</u> Special Exception
	Child Care In-Home	1-6 children permitted; 6+ requires Special Exception	-	-	<u>4.02.D.2-3</u>
	Other Uses	Offices	Permitted Accessory to a Religious Institution or K-12 School	1 per 800 sf	-
Child Care Centers		Permitted Accessory to a Religious Institution or K-12 School	1 per 800 sf	-	<u>4.02.D.1</u>
Alternative Energy - Solar		Permitted as Accessory Use	-	-	<u>4.02.B</u> <u>4.04.B</u>
Alternative Energy - Wind		Permitted: 40 feet in height or less Special Land Use: Greater than 40 feet in height	-	-	<u>4.02.B</u> <u>4.04.B</u>
Greenhouses		Shall be Accessory Use Permitted as Accessory Use	-	-	-

USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES *	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)	
Other Uses	Government/ Municipal Services	Special Land Use	Approving Authority Determination	1 per 5,000 sf, minimum 4 available to general public <u>4.03</u>	
	Institutions of Higher Education	Special Land Use	Approving Authority Determination	Approving Authority Determination <u>4.03</u>	
	K-12 Schools	Special Land Use Existing Uses Can Expand without Special Land Use Approval	Approving Authority Determination	2 per classroom <u>4.03</u>	
	Marinas	Special Land Use	Approving Authority Determination	Approving Authority Determination <u>4.04.F</u>	
	Religious Institutions	Permitted	Approving Authority Determination	1 per 40 seats in worship space, minimum 4 available to general public -	
	Wireless Communication Facilities	Permitted Only when located on an existing structure	-	-	<u>4.02.X</u> <u>4.04.M</u>
	Battery Energy Storage System	Permitted as Accessory Use	-	-	<u>4.02BB</u>

* Where square footage is referenced, it refers to gross building square footage.

D. **Additional Standards Required.**

1. **Hope Neighborhood Overlay District:** See Section 39-2.21 to determine if located in the Hope Neighborhood Overlay District and for requirements.
2. **The Infill Design Review** standards shall apply in the TNR Zone District as described in Section 39-9.09.
3. **Education Zone District.** These TNR standards shall apply to *Single Detached Dwelling Units* located in the ED Zone District (Section 39-2.15) that are **not owned** by an *Institution of Higher Education*.
4. **Historic Districts.** Properties in an *Historic District* are also required to adhere to the City Code of Ordinances Chapter 2, Article XV *Historic Districts* and *Historic District Commissions* ordinance.

1	Toolbox
2	Zone Districts
3	Form Based Code
4	Add'l Use Standards
5	Site Design Review Standards
6	Landscaping/ Green Inf.
7	Lighting
8	Signage
9	General Standards
10	Streets/ Sidewalks/ Driveways
11	Subdivision of Land
12	Processes/ Admin.
13	Non-conformities
14	Definitions

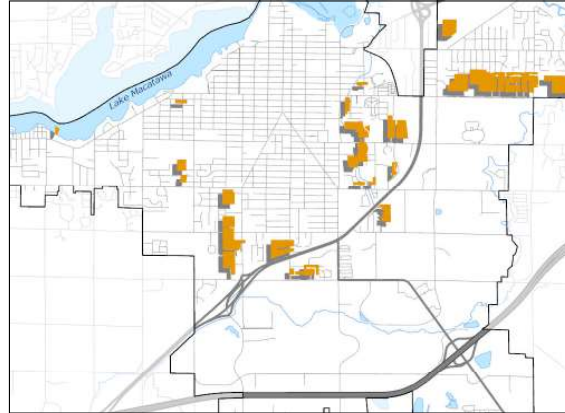
1 Toolbox
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9 General Standards
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11 Subdivision of Land
12 Processes/ Admin.
13 Non- conformities
14 Definitions

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SECTION 39-2.09 HIGH DENSITY RESIDENTIAL ZONE DISTRICT

HDR

A. **Intent:** The HDR High Density Residential *Zone District* is intended for residential dwellings with 2 or more attached *dwelling units*. To encourage affordability and apartment communities, the HDR *Zone District* encourages residential *developments* with 5 or more units, flexibility in design, and medium-intensity non-residential *uses* to provide *services* to residents.



B. HDR Dimensional Standards Table.

SETBACKS			
		MINIMUM	MAXIMUM
Setbacks	Front Yard – From existing streets	25 ft	75 ft
	Front Yard – From internal/new streets	10 ft	25 ft
	Side Yard	20 ft	-
	Rear Yard	25 ft	-
	Secondary Street Yard – From existing streets	25 ft	75 ft
	Secondary Street Yard – From internal/new public streets	10 ft	25 ft

BUILDING HEIGHT			
		MINIMUM	MAXIMUM
Building Height		-	45 ft

ATTACHED GARAGE SETBACKS SECTION 39-9.04.E	
MINIMUM	
Front Yard – From internal/new streets	16 ft
Secondary Street Yard – From internal/new public streets	16 ft

See Section 39-9.05 for detached accessory structures.

- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions

C. HDR Use and Parking Standards Table.

	USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES *	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)
Residential Uses	Two Attached Dwelling Units	Permitted	1 per dwelling unit	-	<u>9.04</u>
	Three Attached Dwelling Units	Permitted	1 per dwelling unit	-	<u>9.04</u>
	Four Attached Dwelling Units	Permitted	1 per dwelling unit	-	<u>9.04</u>
	Five or More Attached Dwelling Units	Permitted	1 per dwelling unit	1 long term space per 2 dwelling units. 4 short term spaces for general public.	<u>9.04</u>
	Bed and Breakfast	Permitted: 1-4 Guest Rooms 5-8 Guest Rooms: Special Exception	1 per guest room, plus 1 for the dwelling unit	4 spaces	<u>4.02.C</u> <u>12.12.B</u> Special Exception
	Short Term Rentals	Permitted Only when Owner-Occupied	1 per dwelling unit	-	<u>4.02.Q</u> Chapter 14
	Home Occupation/ Business Type 1 and 2	Type 1: Permitted Type 2: Special Exception	Type 1: 1 per dwelling unit. Type 2: 2 parking spaces available	-	<u>4.02.G</u> <u>12.12.B</u> Special Exception
	Child Care In-Home	1-6 children permitted; 6+ requires Special Exception	-	-	<u>4.02.D.2-3</u>
	Commercial Uses	Retail	Permitted when located in same structure as 5 or more dwelling units and not exceed 25% of the total floor area.	1 per 400 sf	1 per 4,000 sf for the first 75,000 sf 1 per 12,500 sf for floor area over 75,000 sf Minimum 4 available to general public
Services		Permitted when located in same structure as 5 or more dwelling units and not exceed 25% of the total floor area.	1 per 400 sf	1 per 5,000 sf, minimum 4 available to general public	-
Offices		Permitted when located in same structure as 5 or more dwelling units and not exceed 25% of the total floor area.	1 per 400 sf	1 per 5,000 sf, minimum 4 available to general public	-
Care Facilities		Permitted: Up to 20 Occupants Special Land Use: Over 20 Occupants	1.25 per patient room	Approving Authority Determination	<u>4.02.Y</u> <u>4.03</u>

- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards
- 6 Landscaping/ Green Inf.
- 7 Lighting
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- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
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- 14 Definitions

USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES *	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)	
Commercial Uses	Child Care Centers	Permitted Accessory to a Religious Institution or K-12 School OR when located in same structure as 5 or more dwelling units and not exceed 25% of the total floor area.	1 per 800 sf	-	<u>4.02.D.1</u>
	Event Venues	Permitted when located in same structure as 5 or more dwelling units and not exceed 25% of the total floor area.	1 per 400 sf	Approving Authority Determination	-
Other Uses	Alternative Energy - Solar	Permitted as Accessory Use	-	-	<u>4.02.B</u> <u>4.04.B</u>
	Alternative Energy - Wind	Permitted: 40 feet in height or less Special Land Use: Greater than 40 feet in height Shall be Accessory Use	-	-	<u>4.02.B</u> <u>4.04.B</u>
	Greenhouses	Permitted as Accessory Use	-	-	-
	Government/ Municipal Services	Special Land Use	Approving Authority Determination	1 per 5,000 sf, minimum 4 available to general public	<u>4.03</u>
	Institutions of Higher Education	Special Land Use	Approving Authority Determination	Approving Authority Determination	<u>4.03</u>
	K-12 Schools	Special Land Use Existing Uses Can Expand without Special Land Use Approval	Approving Authority Determination	2 per classroom	<u>4.03</u>
	Marinas	Special Land Use	Approving Authority Determination	Approving Authority Determination	<u>4.04.F</u>
	Recreation - Indoor	Permitted as Accessory Use	Approving Authority Determination	-	-
	Recreation - Outdoor	Permitted as Accessory Use	Approving Authority Determination	-	-
	Religious Institutions	Permitted	Approving Authority Determination	1 per 40 seats in worship space, minimum 4 available to general public	-
Wireless Communication Facilities	Permitted Only when located on an existing structure	-	-	<u>4.02.X</u> <u>4.04.M</u>	

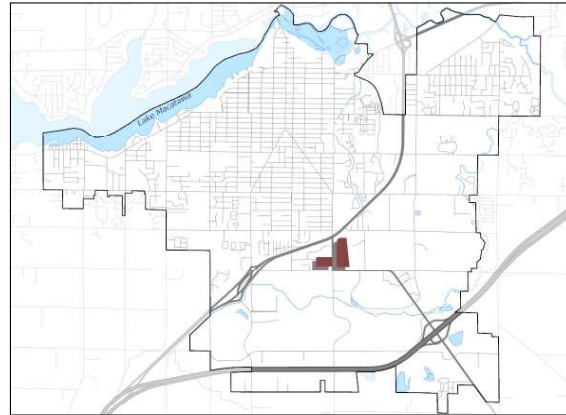
1	Toolbox
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8	Signage
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11	Subdivision of Land
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13	Non-conformities
14	Definitions

1 Toolbox	USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES *	MINIMUM BIKE PARKING SPACES <small>SECTION 39-9.03</small>	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)
2 Zone Districts	Other Uses	Battery Energy Storage System	Permitted as Accessory Use	-	-
3 Form Based Code					<u>4.02BB</u>
4 Add'l Use Standards	* Where square footage is referenced, it refers to gross building square footage.				
5 Site Design Review Standards					
6 Landscaping/ Green Inf.					
7 Lighting					
8 Signage					
9 General Standards					
10 Streets/ Sidewalks/ Driveways					
11 Subdivision of Land					
12 Processes/ Admin.					
13 Non-conformities					
14 Definitions					

SECTION 39-2.10 MANUFACTURED HOUSING COMMUNITY ZONE DISTRICT

MHR

A. **Intent:** The MHR Manufactured Housing Community Zone District is intended for *manufactured housing* in State-licensed mobile home parks that are safe and attractive and use high-quality materials.



B. MHR Dimensional Standards Table.

SETBACKS AND BUILDING HEIGHT			
		MINIMUM	MAXIMUM
Setbacks	Front Yard	10 ft	-
	Side Yard	25 ft	-
	Rear Yard	25 ft	-
	Secondary Street Yard	10 ft	-
	Building Height	-	35 ft

LOT AREA AND WIDTH		
USE	MIN. AREA	MIN. WIDTH
Manufactured Housing Communities	50 Manufactured Homes	10 Manufactured Homes Per Acre
Community Development Area	10 Acres	-
Open Space	5% of Community	-

ATTACHED GARAGE SETBACKS SECTION 39-9.04.E	
	MINIMUM
Front Yard	16 ft
Secondary Street Yard	16 ft

See Section 39-9.05 for detached accessory structures.

- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards
- 6 Landscaping/ Green Inf.
- 7 Lighting
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- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions

1	Toolbox
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7	Lighting
8	Signage
9	General Standards
10	Streets/ Sidewalks/ Driveways
11	Subdivision of Land
12	Processes/ Admin.
13	Non-conformities
14	Definitions

C. MHR Use and Parking Standards Table.

USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES *	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)	
Residential Uses	1 Single Detached Dwelling Unit	Permitted	1 per dwelling unit	-	<u>9.04</u>
	Manufactured Housing Communities	Permitted	1 per dwelling unit	-	<u>2.10.D-F</u>
	Bed and Breakfast	Permitted: 1-4 Guest Rooms 5-8 Guest Rooms: Special Exception	1 per guest room, plus 1 for the dwelling unit	4 spaces	<u>4.02.C</u> <u>12.12.B</u> Special Exception
	Short Term Rentals	Permitted Only when Owner-Occupied	1 per dwelling unit	-	<u>4.02.Q</u> Chapter 14
	Home Occupation/ Business Type 1 and 2	Type 1: Permitted Type 2: Special Exception	Type 1: 1 per dwelling unit. Type 2: 2 parking spaces available	-	<u>4.02.G</u> <u>12.12.B</u> Special Exception
	Child Care In-Home	1-6 children permitted; 6+ requires Special Exception	-	-	<u>4.02.D.2-3</u>
	Commercial Uses	Services	Permitted As Accessory to Manufactured Housing Community and shall not exceed 10% of the community complex	1 per 400 sf	1 per 5,000 sf, minimum 4 available to general public
Offices		Permitted As Accessory to Manufactured Housing Community and shall not exceed 10% of the community complex	1 per 400 sf	1 per 5,000 sf, minimum 4 available to general public	-
Child Care Centers		Permitted As Accessory to Manufactured Housing Community and shall not exceed 10% of the community complex	1 per 800 sf	-	<u>4.02.D.1</u>
Event Venues		Permitted As Accessory to Manufactured Housing Community and shall not exceed 10% of the community complex	1 per 500 sf	Approving Authority Determination	-

USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES *	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)	
Other Uses	Alternative Energy - Solar	Permitted as Accessory Use	-	-	<u>4.02.B</u> <u>4.04.B</u>
	Alternative Energy - Wind	Permitted: 40 feet in height or less Special Land Use: Greater than 40 feet in height Shall be Accessory Use	-	-	<u>4.02.B</u> <u>4.04.B</u>
	Self Storage Facilities	Permitted: As Accessory to Manufactured Housing Community	-	-	<u>4.02.P</u>
	Greenhouses	Permitted as Accessory Use	-	-	-
	Government/ Municipal Services	Special Land Use	Approving Authority Determination	1 per 5,000 sf, minimum 4 available to general public	<u>4.03</u>
	Institutions of Higher Education	Special Land Use	Approving Authority Determination	Approving Authority Determination	<u>4.03</u>
	K-12 Schools	Special Land Use Existing Uses Can Expand without Special Land Use Approval	Approving Authority Determination	2 per classroom	<u>4.03</u>
	Marinas	Special Land Use	Approving Authority Determination	Approving Authority Determination	<u>4.04.F</u>
	Recreation - Indoor	Permitted: As Accessory to Manufactured Housing Community	Approving Authority Determination	-	-
	Recreation - Outdoor	Permitted: As Accessory to Manufactured Housing Community	Approving Authority Determination	-	-
	Religious Institutions	Permitted	Approving Authority Determination	1 per 40 seats in worship space, minimum 4 available to general public	-
	Wireless Communication Facilities	Permitted Only when located on an existing structure	-	-	<u>4.02.X</u> <u>4.04.M</u>
	Battery Energy Storage System	Permitted as Accessory Use	-	-	<u>4.02BB</u>

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* Where square footage is referenced, it refers to gross building square footage.

D. Additional Requirements

1. Minimum *setback* for recreational, utility, service, or administrative *buildings* is **20 feet** to exterior *property lines* and **10 feet** to a *manufactured housing* community property.
2. Any portion of a *manufactured housing* community located adjacent to the I, NMU, CMU, RMU, GMU, or F *Zone Districts* shall be fenced or screened to **6 feet** in height.
3. Manufactured homes shall not be occupied unless located on a *manufactured housing* stand and until all provisions of this section have been complied with.
4. Every manufactured home stand shall be provided with supporting concrete piers or a concrete surface and a minimum of **8 tie-down anchors** suitable to prevent uplift or overturning and capable of withstanding a withdrawal force of **4,800 pounds** without failure.
5. Every manufactured home shall be fully skirted within **30 days** of installation on the manufactured home stand.
6. Any manufactured home installed in a *manufactured housing* community shall comply with the construction standards of all State and Local authorities applicable to the construction of manufactured homes and the current standards of the American National Standards Institute for the Construction and Safety of Manufactured Homes.
7. Every manufactured home shall be provided with municipal water and sewer service and with electrical connections. Any utility service, including fuel supply, shall be installed underground.
8. The requirements of Act No. 194 of the Public Acts of 1949, as amended, applicable to *manufactured housing* communities, are made a part of this division the same as if set out herein, and no certificate of occupancy shall be issued until such requirements have been met. All provisions of *UDO* and the City of Holland Code of Ordinances, which apply to residential

property within the City not in conflict herewith shall apply to *manufactured housing* communities.

E. Streets. Internal circulatory streets within a *manufactured housing* community shall be curbed and drained and shall comply with the following width standards:

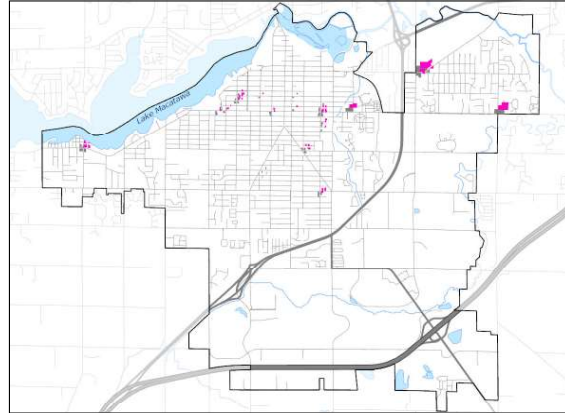
1. Circulatory streets with *parking* on both sides: **36 feet wide.**
2. Circulatory streets with *parking* on one side: **32 feet wide.**
3. Circulatory streets with no *parking*: **28 feet wide.**
4. Courts, culs-de-sac and other limited thoroughfare streets within a *development* serving not more than **12** mobile home properties shall be provided with an improved surface and be a minimum of **20 feet** in width.
5. Except for public streets within a community complex, the responsibility for street maintenance shall be that of the *manufactured housing* community management and shall be adequate to ensure access by emergency *vehicles* at all times.

F. Parking. Where *off-street parking* is provided on individual manufactured home properties, such *manufactured housing* properties shall be provided with paved, vehicular access, which connects the property to a street within the community complex and drained in accordance with public street standards.

SECTION 39-2.11 NEIGHBORHOOD MIXED USE ZONE DISTRICT



A. **Intent:** The NMU Neighborhood Mixed Use *Zone District* is intended to protect and enhance the economic vitality of Holland's traditional, full-service neighborhoods and to encourage walkability to employment and *amenities* by allowing *mixed use development*. The NMU *Zone District* is specifically intended for nodes of activity with a combination of uses, such as retail, *amenities*, services, and multi-family housing, adjacent to *Residential Zone Districts*.



B. NMU Dimensional Standards Table.

SETBACKS AND BUILDING HEIGHT WEST OF US-31			
		MINIMUM	MAXIMUM
Setbacks	Front Yard	2 ft	6 ft
	Side Yard	0 ft.	-
		10 ft. if property line adjacent to Residential Zone District.	
	Rear Yard	0 ft.	-
		10 ft. if property line adjacent to Residential Zone District.	
Secondary Street Yard	2 ft	6 ft	
Building Height		-	35 ft

SETBACKS AND BUILDING HEIGHT EAST OF US-31			
		MINIMUM	MAXIMUM
Setbacks	Front Yard	10 ft	25 ft
	Side Yard	5 ft.	-
		10 ft. if property line adjacent to Residential Zone District	
	Rear Yard	10 ft.	-
		25 ft. if property line adjacent to Residential Zone District	
Secondary Street Yard	10 ft	25 ft	
Building Height		-	35 ft

- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
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C. NMU Use and Parking Standards Table.

USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)	
Residential Uses	Single Attached Dwelling Unit	Permitted with commercial uses listed in this zone district	1 per dwelling unit	-	<u>9.04</u>
	Two Attached Dwelling Units	Permitted with commercial uses listed in this zone district	1 per dwelling unit	-	<u>9.04</u>
	Three Attached Dwelling Units	Permitted with commercial uses listed in this zone district	1 per dwelling unit	-	<u>9.04</u>
	Four Attached Dwelling Units	Permitted with commercial uses listed in this zone district	1 per dwelling unit	-	<u>9.04</u>
	Five or More Attached Dwelling Units	Special Land Use	1 per dwelling unit	1 long term space per 2 dwelling units. 4 short term spaces for general public.	<u>4.03</u> <u>4.04.G</u> <u>9.04</u>
	Short Term Rentals	Permitted	1 per dwelling unit	-	<u>4.02.Q</u> Chapter 14
	Home Occupation/ Business Type 1 and 2	Type 1: Permitted Type 2: Special Exception	Type 1: 1 per dwelling unit. Type 2: 2 parking spaces available	-	<u>4.02.G</u> <u>12.12.B</u> Special Exception
	Child Care In-Home	1-6 children permitted; 6+ requires Special Exception	-	-	<u>4.02.D.2-3</u>
Commercial Uses	Retail	Permitted	1 per 800 sf	1 per 4,000 sf for the first 75,000 sf 1 per 12,500 sf for floor area over 75,000 sf Minimum 4 available to general public	-
	Services	Permitted	1 per 800 sf	1 per 5,000 sf, minimum 4 available to general public	-
	Restaurants/Bars	Permitted	1 per 800 sf	1 per 2,000 sf, minimum 4 available to general public	-
	Offices	Permitted	1 per 800 sf	1 per 5,000 sf, minimum 4 available to general public	-
	Child Care Centers	Special Land Use	1 per 800 sf	-	<u>4.03</u>

USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)	
Commercial Uses	Drive-Thru's	Permitted	Included with Principal Use	-	<u>4.02.E</u>
	Event Venues	Special Land Use	1 per 500 sf	Approving Authority Determination	<u>4.03</u>
	Funeral Homes	Permitted East of US-31 Only	1 per 300 sf	Approving Authority Determination	<u>4.02.F</u>
	Maker Spaces	Special Land Use	1 per 400 sf	Approving Authority Determination	<u>4.03</u>
	Outdoor Sales, Outdoor Cafes, and Sidewalks Cafes	Permitted	Included with Principal Use	-	<u>4.02.K</u>
	Vehicle Repair	Special Land Use for expansion of existing uses	3 per vehicle bay	Approving Authority Determination	<u>4.04.K</u>
	Vehicle Sales	Special Land Use for expansion of existing uses	1 per 1,000 sf of indoor showroom, plus per 1 per 10 outdoor display spaces	Approving Authority Determination	<u>4.04.L</u>
	Vendor Trucks	Permitted On private property as part of an Outdoor Cafe	Included with Principal Use	-	<u>4.02.V</u>
Other Uses	Alternative Energy - Solar	Permitted as Accessory Use	-	-	<u>4.02.B</u> <u>4.04.B</u>
	Alternative Energy - Wind	Permitted: 40 feet in height or less	-	-	<u>4.02.B</u> <u>4.04.B</u>
		Special Land Use: Greater than 40 feet in height Shall be Accessory Use	-	-	
	Oil and Gas Drilling	Permitted	-	-	<u>4.02.I</u>
	Greenhouses	Permitted as Accessory Use	-	-	-
	Government/ Municipal Services	Special Land Use	Approving Authority Determination	1 per 5,000 sf, minimum 4 available to general public	<u>4.03</u>
	Institutions of Higher Education	Special Land Use	Approving Authority Determination	Approving Authority Determination	<u>4.03</u>
K-12 Schools	Special Land Use Existing Uses Can Expand without Special Land Use Approval	Approving Authority Determination	2 per classroom	<u>4.03</u>	

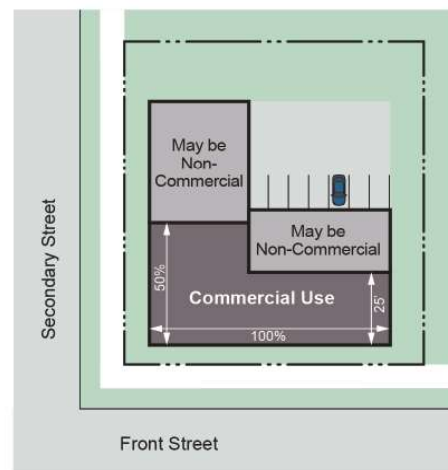
1	Toolbox
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	USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)
Other Uses	Marinas	Special Land Use	Approving Authority Determination	Approving Authority Determination	<u>4.04.F</u>
	Recreation - Indoor	Permitted as Accessory Use	Approving Authority Determination	-	-
	Recreation - Outdoor	Permitted as Accessory Use	Approving Authority Determination	-	-
	Religious Institutions	Permitted	Approving Authority Determination	1 per 40 seats in worship space, minimum 4 available to general public	-
	Wireless Communication Facilities	Permitted Only when located on an existing structure	-	-	<u>4.02.X</u>
	Battery Energy Storage System	Permitted as Accessory Use	-	-	<u>4.02.BB</u>

* Where square footage is referenced, it refers to gross building square footage. See [Section 39-12.02](#) for reduction/waiver of commercial parking requirements.

D. Use Allowances.

1. **Only commercial uses are allowed as follows:**
 - a. Located in **100% of the first story** of a building facing the **front street**, to a depth of 25 feet.
 - b. Located in **50% of the entire first story** of a building facing a **secondary street**, to a depth of 25 feet.
2. **Residential** uses are permitted in the remaining areas of the *building*.
3. **A Special Land Use may be approved** by the *Planning Commission* to decrease the amount of *commercial* use if the context of the site deems it appropriate. See [Section 39-4.04.G](#).



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E. **NMU Building Design Review Standards.**

1. **Window Requirements**

- a. **First story façades 2 feet to 10 feet above grade** along the front street, and for the first 12 feet along a secondary street, shall be comprised of **60% window glass** with a transparency level of **80% VLT** minimum.
 - b. **Upper story façades** shall be comprised of a minimum of 30% window glass.
 - c. **A Special Land Use may be approved** by the *Planning Commission* to decrease the amount of window glazing if the context of the site deems it appropriate. See Section 39-4.04.G.
 - d. All efforts shall be made to **maximize the amount of commercial window areas** along all street level elevations. Specifically, those areas of the street façade from 2-10 feet above the sidewalk shall be maximized.
- 2. All *buildings* shall have **1 primary entrance** opening to the adjacent sidewalk of the street where the *building* fronts.
 - 3. **An additional entrance** shall be provided for a side or rear *parking lot*.
 - 4. Materials shall be selected for street level *building* façades that are **compatible with the existing character of nearby commercial and mixed use buildings**, while allowing for the opportunity for the use of contemporary materials and design elements.
 - 5. **Upper story and residential portions of building façades** shall be compatible with other features of the *building* and with the positive attributes and materials of surrounding *properties*.
 - 6. **Renovations and alterations** of existing *buildings* shall not make the *building* façade any less conforming to these standards than the existing condition.



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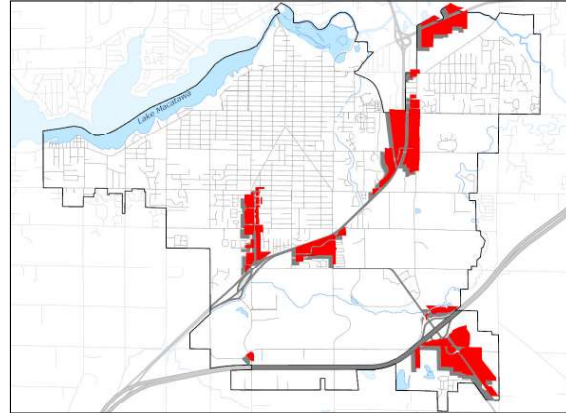
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SECTION 39-2.12 CORRIDOR MIXED USE ZONE DISTRICT



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A. **Intent:** The CMU Corridor Mixed Use Zone District is intended to encourage a broad mix of uses along higher traffic corridors in order to preserve and enhance the economic vitality of the City. Allowing residential uses up to 20% on the ground floor and no maximum density requirement above commercial uses will provide additional affordable housing opportunities and convenient, walkable amenities, entertainment, and employment. Vehicle-oriented commercial uses are also intended for this Zone District.



B. CMU Dimensional Standards Table.

SETBACKS AND BUILDING HEIGHT			
		MINIMUM	MAXIMUM
Setbacks	Front Yard – Abutting Washington Avenue:	20 ft	85 ft
	Front Yard – Not abutting Washington Avenue:	25 ft	-
	Side Yard ^	25 ft	-
	Rear Yard ^	25 ft	-
	Secondary Street Yard	20 ft	-
	Building Height	-	50 ft

C. Use Allowances.

USES	MINIMUM GROUND FLOOR PERCENTAGE	MAXIMUM GROUND FLOOR PERCENTAGE
Commercial	80%	-
Residential	-	20%

^ **Side and Rear Yard Exceptions.** Where an alley, railroad *right-of-way*, or utility easement abuts a *side or rear property line*, 1/2 the width of such space may be counted as part of the required *setback*.

D. CMU Use and Parking Standards Table.

USE		APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES <small>SECTION 39-9.03</small>	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)
Residential Uses	Single Attached Dwelling Unit	Permitted with commercial uses listed in this zone district	1 per dwelling unit	-	<u>9.04</u>
	Two Attached Dwelling Units	Permitted with commercial uses listed in this zone district	1 per dwelling unit	-	<u>9.04</u>
	Three Attached Dwelling Units	Permitted with commercial uses listed in this zone district	1 per dwelling unit	-	<u>9.04</u>

	USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES <small>SECTION 39-9.03</small>	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)
1 Toolbox					
2 Zone Districts	Four Attached Dwelling Units	Permitted with commercial uses listed in this zone district	1 per dwelling unit	-	<u>9.04</u>
3 Form Based Code	Five or More Attached Dwelling Units	Permitted with commercial uses listed in this zone district	1 per dwelling unit	1 long term space per 2 dwelling units. 4 short term spaces for general public.	<u>9.04</u>
4 Add'l Use Standards	Short Term Rentals	Permitted	1 per dwelling unit	-	<u>4.02.Q</u> Chapter 14
5 Site Design Review Standards	Home Occupation/ Business Type 1 and 2	Type 1: Permitted Type 2: Special Exception	Type 1: 1 per dwelling unit. Type 2: 2 parking spaces available	-	<u>4.02.G</u> <u>12.12.B</u> Special Exception
6 Landscaping/ Green Inf.	Child Care In-Home	1-6 children permitted; 6+ requires Special Exception	-	-	<u>4.02.D.2-3</u>
7 Lighting	Retail	Permitted	1 per 200 sf	1 per 4,000 sf for the first 75,000 sf 1 per 12,500 sf for floor area over 75,000 sf Minimum 4 available to general public	-
8 Signage	Services	Permitted	1 per 200 sf	1 per 5,000 sf, minimum 4 available to general public	-
9 General Standards	Restaurants/Bars	Permitted	1 per 200 sf	1 per 2,000 sf, minimum 4 available to general public	-
10 Streets/ Sidewalks/ Driveways	Offices	Permitted	1 per 200 sf	1 per 5,000 sf, minimum 4 available to general public	-
11 Subdivision of Land	Hospitals	Special Land Use	Approving Authority Determination	Approving Authority Determination	<u>4.03</u>
12 Processes/ Admin.	Care Facilities	Permitted	1.25 per patient room	Approving Authority Determination	-
13 Non-conformities	Child Care Centers	Permitted	1 per 300 sf	Approving Authority Determination	<u>4.03</u>
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USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)	
Commercial Uses	Drive-Thru's	Permitted	Included with Principal Use	-	4.02.E
	Event Venues	Permitted	1 per 500 sf	Approving Authority Determination	-
	Firearm or Archery Range	Special Land Use	1 per 1,000 sf	Approving Authority Determination	4.04.C
	Funeral Homes	Permitted	1 per 300 sf	Approving Authority Determination	4.02.F
	Gas Stations	Special Land Use	1 per 300 sf of retail space, plus 1 per gas pump (located next to the pump)	Approving Authority Determination	4.04.D
	Maker Spaces	Permitted	1 per 400 sf	Approving Authority Determination	-
	Outdoor Sales, Outdoor Cafes, and Sidewalk Cafes	Permitted	Included with Principal Use	-	4.02.K
	Public Lodging	Permitted	1.1 per guest room	1 per 10 rooms, minimum 4 available to general public	4.02.N
	Shelters	Permitted	1.1 per guest room	1 per 10 rooms, minimum 4 available to general public	4.02.Z
	Vehicle Repair	Permitted	3 per vehicle bay	Approving Authority Determination	4.02.S
	Vehicle Sales	Permitted	1 per 1,000 sf of indoor showroom, plus per 1 per 10 outdoor display spaces	Approving Authority Determination	4.02.T 4.04.L
	Vehicle Wash	Permitted	10 spaces	Approving Authority Determination	4.02.U
	Vendor Trucks	Permitted	Included with Principal Use	-	4.02.V
	Outdoor Storage and Processes	Permitted as Accessory Use	-	-	4.02.J

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1 Toolbox	USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES <small>SECTION 39-9.03</small>	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)
2 Zone Districts	Alternative Energy - Solar	Permitted as Accessory Use	-	-	<u>4.02.B</u> <u>4.04.B</u>
3 Form Based Code	Alternative Energy - Wind	Permitted: 40 feet in height or less Special Land Use: Greater than 40 feet in height Shall be Accessory Use	-	-	<u>4.02.B</u> <u>4.04.B</u>
4 Add'l Use Standards	Manufacturing – Low Intensity	Special Land Use	1 per 800 sf	1 per 20,000 sf, minimum 4 available to general public	<u>4.03</u>
5 Site Design Review Standards	Oil and Gas Drilling	Permitted	-	-	<u>4.02.I</u>
6 Landscaping/ Green Inf.	Research and Development	Permitted	1 per 300 sf	Approving Authority Determination	-
7 Lighting	Self Storage Facilities	Permitted	0.25 per storage unit	-	<u>4.02.P</u>
8 Signage	Transportation and Logistics	Special Land Use	1 per 800 sf	Approving Authority Determination	<u>4.03</u>
9 General Standards	Warehousing	Permitted	1 per 800 sf	1 per 50,000 sf, minimum 4 available to general public	<u>4.02.W</u>
10 Streets/ Sidewalks/ Driveways	Battery Energy Storage System	Permitted as Accessory Use	-	-	<u>4.02BB</u>
11 Subdivision of Land					
12 Processes/ Admin.					
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USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)	
Other Uses	Campgrounds	Special Land Use	-	-	<u>4.04.N</u>
	Greenhouses	Permitted	-	-	-
	Government/ Municipal Services	Special Land Use	Approving Authority Determination	1 per 5,000 sf, minimum 4 available to general public	<u>4.03</u>
	Institutions of Higher Education	Special Land Use	Approving Authority Determination	Approving Authority Determination	<u>4.03</u>
	K-12 Schools	Special Land Use Existing Uses Can Expand without Special Land Use Approval	Approving Authority Determination	2 per classroom	<u>4.03</u>
	Kennels	Permitted	1 per 300 sf	Approving Authority Determination	<u>4.02.H</u>
	Marinas	Special Land Use	Approving Authority Determination	Approving Authority Determination	<u>4.04.F</u>
	Parking lots as a Principal Use	Special Land Use	-	-	<u>4.04.H</u>
	Parking Structures as the Principal Use	Special Land Use	-	-	<u>4.04.I</u>
	Recreation - Indoor	Permitted	Approving Authority Determination	-	-
	Recreation - Outdoor	Permitted	Approving Authority Determination	-	-
	Religious Institutions	Permitted	Approving Authority Determination	1 per 40 seats in worship space, minimum 4 available to general public	-
	Sexually Oriented Businesses	Special Land Use	1 per 200 sf	-	<u>4.04.J</u>
	Wireless Communication Facilities	Permitted Only when located on an existing structure	-	-	<u>4.02.X</u> <u>4.04.M</u>

* Where square footage is referenced, it refers to gross building square footage. See [Section 39-12.02](#) for reduction/waiver of commercial parking requirements.

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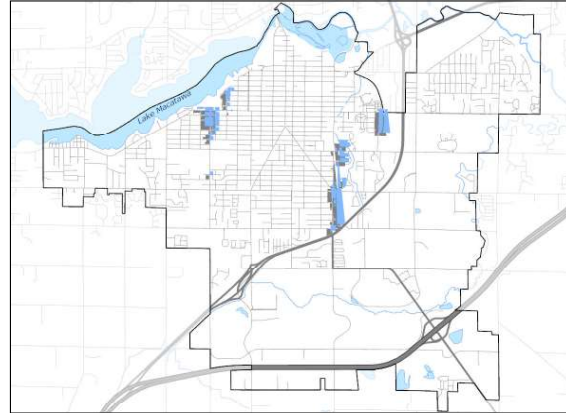
1 Toolbox
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SECTION 39-2.13 REDEVELOPMENT MIXED USE ZONE DISTRICT

RMU

A. **Intent:** The intent of the RMU Redevelopment Mixed Use Zone District is to promote the *redevelopment* of older industrial and business corridors by allowing a large variety of uses, and all forms of attached residential uses. *Redevelopments* are encouraged to be designed to reflect the informal and quasi-industrial character of the existing *development* in building materials and architectural features. A focus on walkability is central for this *Zone District*.



B. RMU Dimensional Standards Table.

SETBACKS			
		MINIMUM	MAXIMUM
Setbacks	Front Yard	5 ft	15 ft
	Side Yard ^	15 ft if adjacent to Residential Zone District. Otherwise, no minimum.	-
	Rear Yard ^	25 ft if adjacent to Residential Zone District. Otherwise, no minimum.	-
	Secondary Street Yard	5 ft	15 ft
	Building Height	-	35 ft

^ **Side and Rear Yard Exceptions.** Where an alley, railroad *right-of-way*, or utility easement abuts a *side or rear property line*, 1/2 the width of such space may be counted as part of the required *setback*.

C. RMU Use and Parking Standards Table.

USE		APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES <small>SECTION 39-9.03</small>	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)
Residential	Single Attached Dwelling Unit	Permitted	1 per dwelling unit	-	9.04
	Two Attached Dwelling Units	Permitted	1 per dwelling unit	-	9.04

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USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)
Drive-Thru's	Permitted On properties where Use Standards can be met.	Included with Principal Use	-	<u>4.02.E</u>
Event Venues	Special Land Use	1 per 500 sf	Approving Authority Determination	<u>4.03</u>
Maker Spaces	Permitted	1 per 400 sf	Approving Authority Determination	-
Outdoor Sales, Outdoor Cafes, and Sidewalks Cafes	Permitted	Included with Principal Use	-	<u>4.02.K</u>
Public Lodging	Permitted	1.1 per guest room	1 per 10 rooms, minimum 4 available to general public	<u>4.02.N</u>
Shelters	Permitted	1.1 per guest room	1 per 10 rooms, minimum 4 available to general public	<u>4.02.Z</u>
Vehicle Repair	Permitted	3 per vehicle bay	Approving Authority Determination	<u>4.02.S</u>
Vehicle Sales	Special Land Use	1 per 1,000 sf of indoor showroom	Approving Authority Determination	<u>4.02.T</u> <u>4.04.L</u>
Vehicle Wash	Permitted	10 spaces	Approving Authority Determination	<u>4.02.U</u>
Vendor Trucks	Permitted	Included with Principal Use	-	<u>4.02.V</u>
Outdoor Storage and Processes	Permitted as Accessory Use	-	-	<u>4.02.J</u>
Industrial Uses	Alternative Energy - Solar	Permitted as Accessory Use	-	<u>4.02.B</u> <u>4.04.B</u>
	Alternative Energy - Wind	Permitted: 40 feet in height or less Special Land Use: Greater than 40 feet in height Shall be Accessory Use	-	<u>4.02.B</u> <u>4.04.B</u>
Manufacturing - Low Intensity	Special Land Use	1 per 800 sf	1 per 20,000 sf, minimum 4 available to general public	<u>4.03</u>
Oil and Gas Drilling	Permitted	-	-	<u>4.02.1</u>
Research and Development	Permitted	1 per 300 sf	Approving Authority Determination	=

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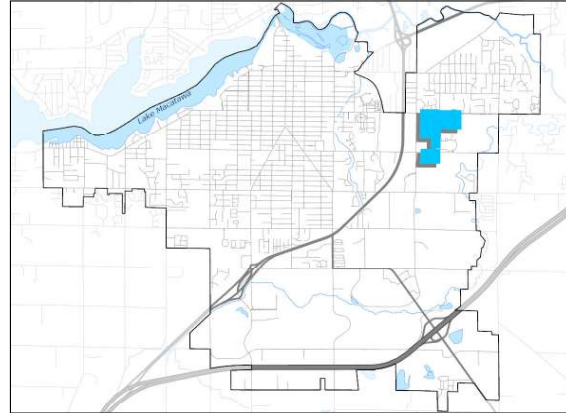
	USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES <small>SECTION 39-9.03</small>	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)
1 Toolbox					
2 Zone Districts	Self Storage Facilities	Permitted	-	-	<u>4.02.P</u>
3 Form Based Code	Warehousing	Permitted	1 per 800 sf	1 per 50,000 sf, minimum 4 available to general public	<u>4.02.W</u>
4 Add'l Use Standards	Greenhouses	Permitted	-	-	
5 Site Design Review Standards	Government/ Municipal Services	Special Land Use	Approving Authority Determination	1 per 5,000 sf, minimum 4 available to general public	<u>4.03</u>
6 Landscaping/ Green Inf.	Institutions of Higher Education	Special Land Use	Approving Authority Determination	Approving Authority Determination	<u>4.03</u>
7 Lighting	K-12 Schools	Special Land Use Existing Uses Can Expand without Special Land Use Approval	Approving Authority Determination	2 per classroom	<u>4.03</u>
8 Signage	Marinas	Special Land Use	Approving Authority Determination	Approving Authority Determination	<u>4.04.F</u>
9 General Standards	Recreation - Indoor	Permitted as Accessory Use	Approving Authority Determination	-	-
10 Streets/ Sidewalks/ Driveways	Recreation - Outdoor	Special Land Use	Approving Authority Determination	-	<u>4.03</u>
11 Subdivision of Land	Religious Institutions	Special Land Use	Approving Authority Determination	1 per 40 seats in worship space, minimum 4 available to general public	<u>4.03</u>
12 Processes/ Admin.	Wireless Communication Facilities	Permitted Only when located on an existing structure	-	-	<u>4.02.X</u> <u>4.04.M</u>
13 Non-conformities	Battery Energy Storage Systemn	Permitted as Accessory Use	-	-	<u>4.02.BB</u>
14 Definitions					

* Where square footage is referenced, it refers to gross building square footage. See Section 39-12.02 for reduction/waiver of commercial parking requirements.

SECTION 39-2.14 GREENFIELD MIXED USE ZONE DISTRICT

GMU

A. **Intent:** The GMU Greenfield Mixed Use Zone District is intended for *mixed use developments* to support existing commercial uses along corridors. This *Zone District* provides standards to ensure that connectivity, walkability, and community *amenities* are central in the *development* of these *properties*. To accomplish these City goals, new *developments* will be required to provide internal streets and non-motorized connections supported by open space. *Mixed Use buildings* and Missing Middle housing types (townhouses, small apartment *buildings*, etc) are especially encouraged.



B. GMU Dimensional Standards Table.

SETBACKS			
		MINIMUM	MAXIMUM
Setbacks	Front Yard – From Existing Streets	25 ft	75 ft
	Front Yard – From Internal/ New Streets	10 ft	25 ft
	Side Yard – Single Detached Dwelling Units	10 ft	-
	Side Yard – All Other Uses	15 ft	-
	Rear Yard	25 ft	-
	Secondary Street Yard – From Existing Streets	10 ft	75 ft

SETBACKS (CONTINUED) AND BUILDING HEIGHT			
		MINIMUM	MAXIMUM
Setbacks	Secondary Street Yard – From Internal/ New Streets	10 ft	25 ft
	Building Height	-	45 ft Up to 60 ft may be permitted by Special Land Use Approval

C. GMU Use and Parking Standards Table.

USE		APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES <small>SECTION 39-9.03</small>	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)
Res. Uses	Single Detached Dwelling Unit	Permitted Minimum density six units per acre	1 per dwelling unit	-	<u>9.04</u>
	Single Attached Dwelling Unit	Permitted Minimum density six units per acre	1 per dwelling unit	-	<u>9.04</u>

1
Toolbox

2
Zone Districts

3
Form Based Code

4
Add'l Use Standards

5
Site Design Review Standards

6
Landscaping/ Green Inf.

7
Lighting

8
Signage

9
General Standards

10
Streets/ Sidewalks/ Driveways

11
Subdivision of Land

12
Processes/ Admin.

13
Non-conformities

14
Definitions

	USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES <small>SECTION 39-9.03</small>	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)
1 Toolbox					
2 Zone Districts	Two Attached Dwelling Units	Permitted Minimum density six units per acre	1 per dwelling unit	-	<u>9.04</u>
	Three Attached Dwelling Units	Permitted Minimum density six units per acre	1 per dwelling unit	-	<u>9.04</u>
3 Form Based Code	Four Attached Dwelling Units	Permitted Minimum density six units per acre	1 per dwelling unit	-	<u>9.04</u>
4 Add'l Use Standards	Five or More Attached Dwelling Units	Permitted Minimum density six units per acre	1 per dwelling unit	1 long term space per 2 dwelling units. 4 short tem spaces for general public.	<u>9.04</u>
5 Site Design Review Standards	Accessory Dwelling Unit (ADU)	Permitted Only on properties with Single Detached Dwelling Units	1 per dwelling unit	-	<u>9.07</u>
6 Landscaping/ Green Inf.	Short Term Rental	Permitted	1 per dwelling unit	-	<u>4.02.Q</u> Chapter 14
7 Lighting	Home Occupation/ Business Type 1 and 2	Type 1: Permitted Type 2: Special Exception	Type 1: 1 per dwelling unit. Type 2: 2 parking spaces available	-	<u>4.02.G</u> <u>12.12.B</u> Special Exception
8 Signage	Child Care In-Home	1-6 children permitted; 6+ requires Special Exception	-	-	<u>4.02.D.2-3</u>
9 General Standards	Retail	Permitted	1 per 200 sf	1 per 4,000 sf for the first 75,000 sf 1 per 12,500 sf for floor area over 75,000 sf Minimum 4 available to general public	-
10 Streets/ Sidewalks/ Driveways	Services	Permitted	1 per 200 sf	1 per 5,000 sf, minimum 4 available to general public	-
11 Subdivision of Land	Restaurants/Bars	Permitted	1 per 200 sf	1 per 2,000 sf, minimum 4 available to general public	-
12 Processes/ Admin.	Offices	Permitted	1 per 200 sf	1 per 5,000 sf, minimum 4 available to general public	-
13 Non-conformities	Care Facilities	Special Land Use	1.25 per patient room	Approving Authority Determination	<u>4.03</u>
14 Definitions					

USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)
Commercial Uses	Child Care Centers	Special Land Use	1 per 300 sf	Approving Authority Determination <u>4.03</u>
	Drive-Thru's	Permitted Only on properties abutting 16th Street, 24th Street, or Waverly Avenue.	Included with Principal Use	Approving Authority Determination <u>4.02.E</u>
	Event Venues	Permitted on 2-acre maximum properties	1 per 500 sf	Approving Authority Determination -
	Gas Stations	Special Land Use. Shall only be approved on properties abutting 16th Street, 24th Street, or Waverly Avenue.	1 per 300 sf of retail space, plus 1 per gas pump (located next to the pump)	Approving Authority Determination <u>4.04.D</u>
	Maker Spaces	Permitted on 2-acre maximum properties	1 per 400 sf	Approving Authority Determination -
	Outdoor Sales, Outdoor Cafes, and Sidewalks Cafes	Permitted	Included with Principal Use	- <u>4.02.K</u>
	Public Lodging	Permitted	1.1 per guest room	1 per 10 rooms, minimum 4 available to general public <u>4.02.N</u>
	Shelters	Permitted	1.1 per guest room	1 per 10 rooms, minimum 4 available to general public <u>4.02.Z</u>
	Vehicle Repair	Permitted Only on properties abutting 16th Street, 24th Street, or Waverly Avenue.	3 per vehicle bay	Approving Authority Determination <u>4.02.S</u> <u>4.04.K</u>
	Vehicle Wash	Permitted Only on properties abutting 16th Street, 24th Street, or Waverly Avenue.	10 spaces	Approving Authority Determination <u>4.02.U</u>
Vendor Trucks	Permitted	Included with Principal Use	- <u>4.02.V</u>	
Industrial Uses	Alternative Energy - Solar	Permitted as Accessory Use	-	- <u>4.02.B</u> <u>4.04.B</u>
	Alternative Energy - Wind	Permitted: 40 feet in height or less Special Land Use: Greater than 40 feet in height Shall be Accessory Use	-	- <u>4.02.B</u> <u>4.04.B</u>

1	Toolbox
2	Zone Districts
3	Form Based Code
4	Add'l Use Standards
5	Site Design Review Standards
6	Landscaping/ Green Inf.
7	Lighting
8	Signage
9	General Standards
10	Streets/ Sidewalks/ Driveways
11	Subdivision of Land
12	Processes/ Admin.
13	Non-conformities
14	Definitions

1 Toolbox	USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES <small>SECTION 39-9.03</small>	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)
2 Zone Districts	Oil and Gas Drilling	Permitted	-	-	<u>4.02.I</u>
3 Form Based Code	Research and Development	Special Land Use	1 per 300 sf	Approving Authority Determination	<u>4.03</u>
4 Add'l Use Standards	Greenhouses	Special Land Use on 2-acre maximum properties	-	-	-
5 Site Design Review Standards	Government/ Municipal Services	Special Land Use on 2-acre maximum properties.	Approving Authority Determination	1 per 5,000 sf, minimum 4 available to general public	<u>4.03</u>
6 Landscaping/ Green Inf.	Institutions of Higher Education	Special Land Use on 2-acre maximum properties Existing Uses Can Expand without Special Land Use	Approving Authority Determination	Approving Authority Determination	<u>4.03</u>
7 Lighting	K-12 Schools	Special Land Use Existing Uses Can Expand without Special Land Use Approval	Approving Authority Determination	2 per classroom	<u>4.03</u>
8 Signage	Marinas	Special Land Use	Approving Authority Determination	Approving Authority Determination	<u>4.04.F</u>
9 General Standards	Parking Structures as the Principle Use	Special Land Use	-	-	<u>4.02.M</u> <u>4.04.I</u>
10 Streets/ Sidewalks/ Driveways	Recreation - Indoor	Permitted on 2-acre maximum properties	Approving Authority Determination	-	-
11 Subdivision of Land	Recreation - Outdoor	Special Land Use	Approving Authority Determination	-	<u>4.03</u>
12 Processes/ Admin.	Religious Institutions	Special Land Use	Approving Authority Determination	1 per 40 seats in worship space, minimum 4 available to general public	<u>4.03</u>
13 Non- conformities	Wireless Communication Facilities	Permitted Only when located on an existing structure	-	-	<u>4.02.X</u>

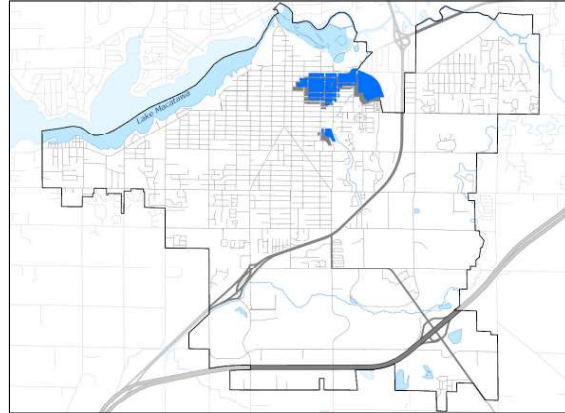
* Where square footage is referenced, it refers to gross building square footage. See Section 39-12.02 for reduction/waiver of commercial parking requirements.

D. **Additional Standards – Waverly Sub-Area Infrastructure Connections.** All properties in the GMU *Zone District* shall be subject to providing public street, utility, and pathway connections within properties and stubbing at adjacent properties per the guidance from the Waverly Subarea Plan, Article 39-10, staff, and *Planning Commission*. The purpose of this regulation is to intentionally develop a connected, walkable, and urban character for the GMU *Zone District*.

SECTION 39-2.15 EDUCATION ZONE DISTRICT



A. **Intent:** The intent of the ED Education Zone District is to enable a mixture of land uses and activities associated with *Institutions of Higher Education* and in some cases *K-12 schools*. In designating this Zone District, it is intended that these Institutions have flexibility to provide a variety of uses to support their educational objectives.



B. **ED Dimensional Standard Table.** No minimum or maximum setbacks for properties owned by an Institution of Higher Education or a K-12 School.

Properties not owned by an Institution of Higher Education or a K-12 School shall use shall use the setback, height, and property requirements of the TNR Traditional Neighborhood Residential Zone District (Section 39-2.08) and the Hope Neighborhood Overlay District requirements if applicable (Section 39-2.21).

BUILDING HEIGHT		
	MINIMUM	MAXIMUM
Institutions of Higher Education, K-12 Schools, and Buildings with Uses that are accessory to those educational uses.	-	75 ft maximum for educational and accessory use buildings. When these uses adjoin a residential property that is not owned by an educational use, the building height shall not exceed the actual building setback to the property line abutting the residential property.
All Other Buildings	-	45 feet

C. **ED Use and Parking Standards Table.**

	USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES <small>SECTION 39-9.03</small>	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)
Res. Uses	Single Detached Dwelling Unit	Permitted	1 per dwelling unit	-	9.04
	Single Attached Dwelling Unit	Permitted Accessory to an Institution of Higher Education	1 per dwelling unit	-	9.04

- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards
- 6 Landscaping/ Green Inf.
- 7 Lighting
- 8 Signage
- 9 General Standards
- 10 Streets/ Sidewalks/ Driveways
- 11 Subdivision of Land
- 12 Processes/ Admin.
- 13 Non-conformities
- 14 Definitions

1 Toolbox	USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES <small>SECTION 39-9.03</small>	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)
2 Zone Districts	Residential Uses	Permitted Accessory to an Institution of Higher Education	1 per dwelling unit	-	<u>9.04</u>
3 Form Based Code		Permitted Accessory to an Institution of Higher Education	1 per dwelling unit	-	<u>9.04</u>
4 Add'l Use Standards		Permitted Accessory to an Institution of Higher Education	1 per dwelling unit	-	<u>9.04</u>
5 Site Design Review Standards		Permitted Accessory to an Institution of Higher Education	1 per dwelling unit	1 long term space per 2 dwelling units. 4 short tem spaces for general public.	<u>9.04</u>
6 Landscaping/ Green Inf.		Type 1: Permitted Type 2: Special Exception	Type 1: 1 per dwelling unit. Type 2: 2 parking spaces available	-	<u>4.02.G</u> <u>12.12.B</u> Special Exception
7 Lighting		1-6 children permitted; 6+ requires Special Exception	-	-	<u>4.02.D.2-3</u>
8 Signage	Commercial Uses	Permitted Accessory to an Institution of Higher Education or K-12 School	1 per 800 sf	1 per 4,000 sf for the first 75,000 sf 1 per 12,500 sf for floor area over 75,000 sf Minimum 4 available to general public	-
9 General Standards		Permitted Accessory to an Institution of Higher Education or K-12 School	1 per 800 sf	1 per 5,000 sf, minimum 4 available to general public	-
10 Streets/ Sidewalks/ Driveways		Permitted Accessory to an Institution of Higher Education or K-12 School	1 per 400 sf	1 per 2,000 sf, minimum 4 available to general public	-
11 Subdivision of Land		Permitted Accessory to an Institution of Higher Education or K-12 School	1 per 800 sf	1 per 5,000 sf, minimum 4 available to general public	-
12 Processes/ Admin.		Permitted Accessory to an Institution of Higher Education or K-12 School	Approving Authority Determination	Approving Authority Determination	-
13 Non- conformities		Permitted Accessory to an Institution of Higher Education or K-12 School	1 per 300 sf	Approving Authority Determination	<u>4.02.D.1</u>
14 Definitions	Child Care Center (not in home)	Permitted Accessory to an Institution of Higher Education or K-12 School	1 per 300 sf	Approving Authority Determination	<u>4.02.D.1</u>

	USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES <small>SECTION 39-9.03</small>	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)
Commercial Uses	Drive-Thru's	Permitted Accessory to an Institution of Higher Education or K-12 School	Included with Principal Use	-	<u>4.02.E</u>
	Event Venues	Permitted Accessory to an Institution of Higher Education or K-12 School	1 per 500 sf	Approving Authority Determination	-
	Outdoor Sales, Outdoor Cafes, and Sidewalks Cafes	Permitted	Included with Principal Use	-	<u>4.02.K</u>
	Public Lodging	Permitted Accessory to an Institution of Higher Education or K-12 School	1.1 per guest room	1 per 10 rooms, minimum 4 available to general public	<u>4.02.N</u>
	Shelters	Permitted Accessory to an Institution of Higher Education or K-12 School	1.1 per guest room	1 per 10 rooms, minimum 4 available to general public	<u>4.02.Z</u>
	Vendor Trucks	Permitted Accessory to an Institution of Higher Education or K-12 School	Included with Principal Use	-	<u>4.02.V</u>
Industrial Uses	Alternative Energy - Solar	Permitted as Accessory Use	-	-	<u>4.02.B</u> <u>4.04.B</u>
	Alternative Energy - Wind	Permitted: 40 feet in height or less Special Land Use: Greater than 40 feet in height Shall be Accessory Use	-	-	<u>4.02.B</u> <u>4.04.B</u>
	Research and Development	Permitted Accessory to an Institution of Higher Education or K-12 School	1 per 300 sf	Approving Authority Determination	-
	Warehousing	Permitted Accessory to an Institution of Higher Education or K-12 School	-	-	-
Other Uses	Greenhouses	Permitted Accessory to an Institution of Higher Education or K-12 School	-	-	-
	Government/ Municipal Services	Special Land Use	Approving Authority Determination	-	<u>4.03</u>
	Institutions of Higher Education	Permitted	Approving Authority Determination	Approving Authority Determination	-
	K-12 Schools	Permitted	Approving Authority Determination	2 per classroom	<u>4.03</u>

1	Toolbox
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	USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)
Other Uses	Marinas	Special Land Use	Approving Authority Determination	Approving Authority Determination	<u>4.04.F</u>
	Parking lots as a Principal Use	Permitted	-	-	<u>4.02.L</u>
	Parking Structures as the Principal Use	Permitted Accessory to an Institution of Higher Education or K-12 School	-	-	<u>4.02.M</u>
	Recreation - Indoor	Permitted Accessory to an Institution of Higher Education or K-12 School	Approving Authority Determination	-	-
	Recreation - Outdoor	Permitted Accessory to an Institution of Higher Education or K-12 School	Approving Authority Determination	-	-
	Religious Institutions	Permitted	Approving Authority Determination	1 per 40 seats in worship space, minimum 4 available to general public	-
	Wireless Communication Facilities	Permitted Only when located on an existing structure	-	-	<u>4.02.X</u>
	Battery Energy Storage System	Permitted as Accessory Use	-	-	<u>4.02.BB</u>

- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards
- 6 Landscaping/ Green Inf.
- 7 Lighting
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- 10 Streets/ Sidewalks/ Driveways
- 11 Subdivision of Land
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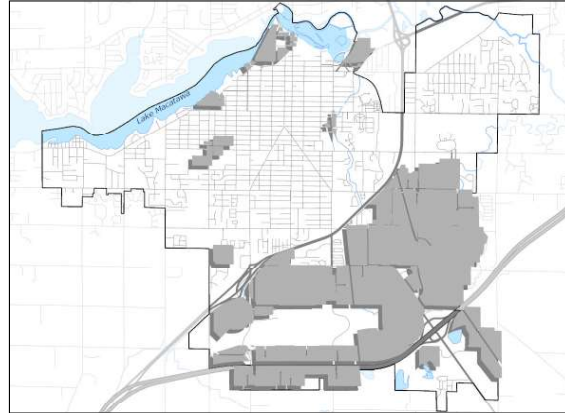
* Where square footage is referenced, it refers to gross building square footage.

D. When established as an integrated element of the educational program, a full range of academic, administrative, assembly, *residential*, recreational and supportive services are permitted, including, but not limited to, the following: Classroom, laboratory, library, gymnasium, student center, office, store, clinic, gallery, *greenhouse*, *parking* areas, chapel, theater, auditorium, dining hall, dormitory, apartment, residence, museum, playing fields and courts, *signs*, sculpture and monuments, and such installations or uses as may be necessary or incidental to utility or mechanical services, maintenance and operations, and safety and security. For the purposes of this division, all such *buildings* or uses which are customary or incidental to an educational function may be referred to as "accessory to an institutional uses," as distinguishable from privately owned *residential* premises which may be included within the ED *Zone District*.

SECTION 39-2.16 INDUSTRIAL ZONE DISTRICT

I

A. **Intent:** The intent of the I Industrial Zone District is to preserve and enhance the City of Holland’s robust industrial sector, on which the City relies economically for job opportunities. Acknowledging the needs of these businesses, this Zone District also allows for similar uses such as *maker spaces*, *retail*, and *restaurants*. These and residential uses are allowed to create *services*, *amenities*, and housing in close proximity to employment. This district is also close to the West Michigan Regional Airport and portions of the I Zone District are within the Airport Overlay. See [Section 39-2.20](#).



B. I Dimensional Standards Table.

SETBACKS			
		MINIMUM	MAXIMUM
Setbacks	Front Yard – North of 10th Street	10 ft	-
	Front Yard – South of 10th Street	25 ft	-
	Side Yard ^	25 ft	-
	Rear Yard ^	25 ft	-
	Secondary Street Yard – North of 10th Street	10 ft	-
	Secondary Street Yard – South of 10th Street	25 ft	-

^ **Side and Rear Yard Exceptions.** Where an alley, railroad *right-of-way*, or utility easement abuts a *side or rear property line*, 1/2 the width of such space may be counted as part of the required *setback*.

BUILDING HEIGHT		
	MINIMUM	MAXIMUM
Building Height	-	60 ft Up to 100 ft may be permitted by Special Land Use Approval

LOT AREA AND WIDTH		
USE	MIN. AREA	MIN. WIDTH
Non-Industrial Outlot Properties (Section 39-2.16.D)	10,000	100

- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
- 5 Site Design Review Standards
- 6 Landscaping/ Green Inf.
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C. I Use and Parking Standards Table.

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USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)	
Residential Uses	Five or More Attached Dwelling Units	Permitted in Non-Industrial Outlots. See <u>Section 39-2.16.D.</u>	1 per dwelling unit	1 long term space per 2 dwelling units. 4 short tem spaces for general public. <u>9.04</u>	
	Short Term Rentals	Permitted with Restrictions	1 per dwelling unit	- <u>4.02.Q</u> Chapter 14	
	Home Occupation/ Business Type 1 and 2	Type 1: Permitted Type 2: Special Exception	-	-	<u>4.02.G</u> <u>12.12.B</u> Special Exception
	Child Care In-Home	1-6 children permitted; 6+ requires Special Exception	-	-	<u>4.02.D.2-3</u>
Commercial Uses	Retail	Permitted Accessory to an Industrial Use, or in Non-Industrial Outlots.	1 per 200 sf	1 per 4,000 sf for the first 75,000 sf 1 per 12,500 sf for floor area over 75,000 sf Minimum 4 available to general public	<u>2.16.D</u>
	Services	Permitted Accessory to an Industrial Use, or in Non-Industrial Outlots.	1 per 400 sf	1 per 5,000 sf, minimum 4 available to general public	<u>2.16.D</u>
	Restaurants/Bars	Permitted Accessory to an Industrial Use or in Non-Industrial Outlots	1 per 200 sf	1 per 2,000 sf, minimum 4 available to general public	<u>2.16.D</u>
	Offices	Permitted	1 per 400 sf	1 per 5,000 sf, minimum 4 available to general public	-
	Child Care Centers	Special Land Use	1 per 300 sf	Approving Authority Determination	<u>4.03</u>
	Drive-Thru's	Permitted Accessory to an Industrial Use or in Non-Industrial Outlots.	Included with Principal Use	-	<u>2.16.D</u> <u>4.02.E</u>
	Event Venues	Permitted Accessory to an Industrial Use or in Non-Industrial Outlots.	Determined by Planning Commission at Time of Approval	Approving Authority Determination	<u>2.16.D</u>
	Firearms and Archery Ranges	Special Land Use	1 per 1,000 sf	Approving Authority Determination	<u>4.04.C</u>

	USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)
Commercial Uses	Gas Stations	Special Land Use Accessory to an Industrial Use or in Non-Industrial Outlots.	1 per 300 sf of retail space, plus one per pump	Approving Authority Determination	<u>4.04.D</u>
	Maker Space	Permitted	1 per 400 sf	Approving Authority Determination	-
	Outdoor Sales, Outdoor Cafes, and Sidewalks Cafes	Permitted	Included with Principal Use	-	<u>4.02.K</u>
	Public Lodging	Permitted in Non-Industrial Outlots	1.1 per guest room	1 per 10 rooms, minimum 4 available to general public	<u>4.02.N</u>
	Shelters	Permitted in Non-Industrial Outlots	1.1 per guest room	1 per 10 rooms, minimum 4 available to general public	<u>4.02.Z</u>
	Vehicle Repair	Permitted	None	Approving Authority Determination	<u>4.02.T</u> <u>4.04.L</u>
	Vehicle Wash	Permitted	10 spaces	Approving Authority Determination	<u>4.02.U</u>
	Vendor Trucks	Permitted as Accessory Use	Included with Principal Use	-	<u>4.02.V</u>
	Outdoor Storage and Processes	Permitted	-	-	<u>4.02.J</u>
Industrial Uses	Alternative Energy - Solar	Permitted as Small Scale and Accessory Special Land Use for Large Scale	-	-	<u>4.02.B</u> <u>4.04.B</u>
	Alternative Energy - Wind	Permitted Accessory 40 feet or less in height Special Use for principal and greater than 40ft in height	-	-	<u>4.02.B</u> <u>4.04.B</u>
	Manufacturing – Low Intensity	Permitted	-	1 per 20,000 sf, minimum 4 available to general public	-
	Manufacturing – High Intensity	Special Land Use	-	1 per 20,000 sf, minimum 4 available to general public	<u>4.04.E</u>
	Oil and Gas Drilling	Permitted	-	-	<u>4.02.I</u>
	Power Plant (Not Wind or Solar)	Special Land Use	-	Approving Authority Determination	<u>4.03</u>

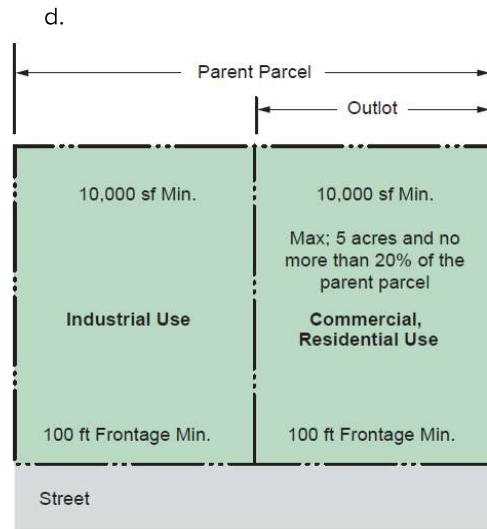
1	Toolbox
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	USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)	
1 Toolbox						
2 Zone Districts	Battery Energy Storage System	Permitted as Accessory Use Special Land Use as Principal Use	-	-	<u>4.02.BB</u> <u>4.04.O</u>	
3 Form Based Code	Industrial Uses	Recycling Collection Center	Permitted	5 spaces	-	
4 Add'l Use Standards		Research and Development	Permitted	-	Approving Authority Determination	-
5 Site Design Review Standards		Self Storage Facilities	Permitted	-	Approving Authority Determination	<u>4.02.P</u>
6 Landscaping/ Green Inf.		Transportation and Logistics	Permitted	-	Approving Authority Determination	-
7 Lighting		Warehousing	Permitted	-	1 per 50,000 sf, minimum 4 available to general public	<u>4.02.W</u>
8 Signage		Greenhouses	Permitted	Included with Principal Use	-	-
9 General Standards		Government/ Municipal Services	Special Land Use	Approving Authority Determination	1 per 5,000 sf, minimum 4 available to general public	<u>4.03</u>
10 Streets/ Sidewalks/ Driveways	Other Uses	Institutions of Higher Education	Special Land Use	Approving Authority Determination	-	
11 Subdivision of Land		K-12 Schools	Special Land Use Existing Uses Can Expand without Special Land Use Approval	Approving Authority Determination	2 per classroom	<u>4.03</u>
12 Processes/ Admin.		Marinas	Special Land Use	Approving Authority Determination	Approving Authority Determination	<u>4.04.F</u>
13 Non-conformities		Parking lots as a Principal Use	Permitted	-	-	<u>4.02.L</u>
14 Definitions		Recreation - Indoor	Permitted Accessory to an Industrial Use or in Non-Industrial Outlots.	-	-	-
		Religious Institutions	Special Land Use	Approving Authority Determination	1 per 40 seats in worship space, minimum 4 available to general public	<u>4.03</u>
		Wireless Communication Facilities	Permitted Accessory 40 feet or less in height Special Use if over 40 ft in height May be accessory or principal use	-	-	<u>4.02.X</u> <u>4.04.M</u>

* Where square footage is referenced, it refers to gross building square footage.

D. **Uses Permitted in Non-Industrial Outlots** shall meet the following standards:

1. The use shall be located on a separate outlot *parcel*, split from a parent *parcel* with an existing *principal use* permitted in the Use Table, [Section 39-2.16.C](#);
2. The **outlot parcel and the parent parcel** shall both be a minimum of **10,000 square feet** and shall have a minimum of **100 feet** of frontage each. The outlot *parcel* shall be a maximum of **5 acres** and no more than 20% of the parent parcel in area.
3. For non-industrial outlot purposes, parent parcel means the parcel was lawfully existing at the time UDO originally went into effect (8/11/21). For parcels larger than 5 acres see 39-2.16.D.4.
4. Residential Uses may be permitted on Non-Industrial Outlots by Special Land Use permit, provided they meet the following standards:
 - a. The residential uses shall be buffered from adjacent non-residential uses by the Residential Buffering required in [Article 39-6](#). The required buffering shall be located on the lot containing the residential use.
 - b. The minimum *density* shall be **5 dwelling units per acre**.
 - c. The Planning Commission may allow a residential use on greater than 5 acres provided that the non-industrial outlot(s) do not total more than 20% of the parent parcel.



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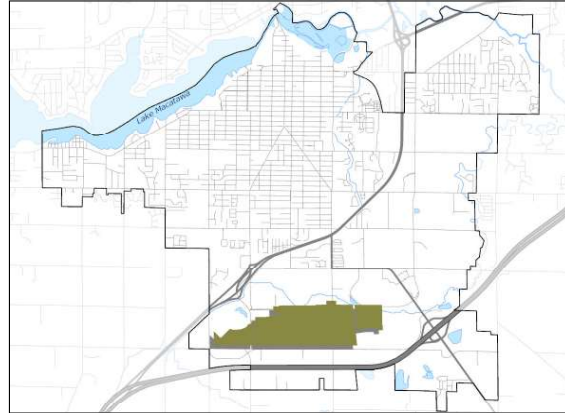
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SECTION 39-2.17 AIRPORT ZONE DISTRICT

A

A. **Intent:** To allow for the operation and *development* of the West Michigan Regional Airport in compliance with the regulations of the Michigan Aeronautics Code (MAC), the Federal Aviation Administration (FAA), and the City of Holland.



B. **A Dimensional Standards Table.**

SETBACKS AND BUILDING HEIGHT		
	MINIMUM	MAXIMUM
Setbacks	Front Yard	25 ft from a public street.
	Side Yard	Shall meet the requirements of the Michigan Aeronautics Code (MAC) and the regulations of the Federal Aviation Administration (FAA).
	Rear Yard	
	Secondary Street Yard	
Building Height	-	Shall meet the requirements of the Michigan Aeronautics Code (MAC) and the regulations of the Federal Aviation Administration (FAA).

- C. **Permitted Uses.** All land uses meeting the requirements of the Michigan Aeronautics Code (MAC) and the regulations of the Federal Aviation Administration (FAA) shall be considered permitted within the A District.
- D. **Parking Standards.** There shall be no minimum *parking* requirement for any use in the A Zone District. However, all *parking* provided on the site shall meet the dimensional standards of Section 39-9.02. The City may require the construction of additional *parking* if it finds that the existing *parking* is insufficient for a given use.
- E. **Airport Overlay District.** See Section 39-2.20.

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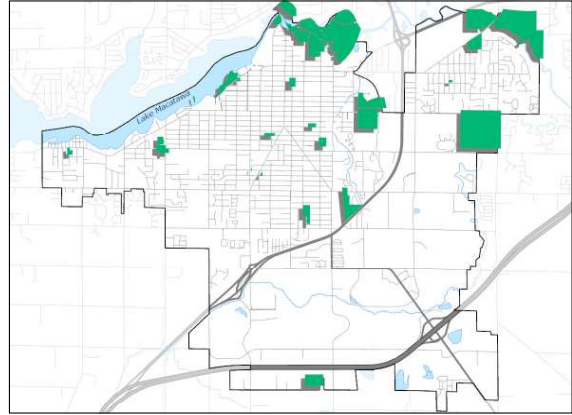
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SECTION 39-2.18 OPEN SPACE ZONE DISTRICT



- A. **Intent:** The OS Open Space *Zone District* is intended to preserve or develop parks, *cemeteries*, green space, wetlands and nature preserves.
- B. **OS Dimensional Standards Table.** Standards apply ONLY to private property adjacent to residential *Zone Districts*.



SETBACKS AND BUILDING HEIGHT			
		MINIMUM	MAXIMUM
Setbacks	Front Yard	10 ft	-
	Side Yard	10 ft	-
	Rear Yard	10 ft	-
	Secondary Street Yard	10 ft	-
	Building Height	10 ft	35 ft

- C. **OS Use and Parking Standards Table.**

	USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES <small>SECTION 39-9.03</small>	ADDITIONAL STANDARDS <small>(SECTION IN CHAPTER 39)</small>
Commercial Uses	Retail	Permitted as an Accessory Use	Approving Authority Determination	1 per 4,000 sf for the first 75,000 sf 1 per 12,500 sf for floor area over 75,000 sf Minimum 4 available to general public	-
	Offices	Permitted as an Accessory Use	Approving Authority Determination	1 per 5,000 sf, minimum 4 available to general public	-
	Event Venues	Permitted as an Accessory Use	Approving Authority Determination	Approving Authority Determination	-

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	USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)	
1 Toolbox						
2 Zone Districts	Industrial Uses	Alternative Energy - Solar	Permitted as an Accessory Use	-	-	<u>4.02.B</u> <u>4.04.B</u>
3 Form Based Code		Alternative Energy - Wind	Permitted: Accessory 40 feet or less in height Special Use for all other cases. Shall be Accessory Use.	-	-	<u>4.02.B</u> <u>4.04.B</u>
4 Add'l Use Standards	Other Uses	Campground	Special Land Use	-	-	4.04.N
		Cemetery (Public)	Permitted	-	-	-
		Cemetery (Private)	Permitted	-	-	-
5 Site Design Review Standards		Greenhouses	Permitted	Approving Authority Determination	-	-
6 Landscaping/ Green Inf.		Government/ Municipal Services	Permitted	Approving Authority Determination	Approving Authority Determination	-
7 Lighting		Marinas	Special Land Use	Approving Authority Determination	Approving Authority Determination	<u>4.04.F</u>
8 Signage		Recreation – Indoor	Special Land Use	Approving Authority Determination	Approving Authority Determination	<u>4.03</u>
		Recreation - Outdoor	Permitted	Approving Authority Determination	Approving Authority Determination	-
9 General Standards		Wireless Communication Facilities	Permitted: Accessory 40 feet or less in height Special Use for all other cases. Shall be Accessory Use.	-	-	<u>4.02.X</u> <u>4.04.M</u>
10 Streets/ Sidewalks/ Driveways		Wetlands (man made)	Permitted	-	-	-
11 Subdivision of Land	Retention Ponds	Permitted	-	-	-	
12 Processes/ Admin.	Detention Ponds	Permitted	-	-	-	
13 Non-conformities	Battery Energy Storage System	Permitted as Accessory Use	-	-	<u>4.02.BB</u>	
14 Definitions						

* Where square footage is referenced, it refers to gross building square footage.

SECTION 39-2.19 PLANNED UNIT DEVELOPMENT ZONE DISTRICT

PUD

A. **Intent.** The intent of the PUD Planned Unit *Development Zone District* is to enable the *development* of creative **mixed use or higher density residential developments** on properties that would not otherwise permit those *uses*. PUDs are intended to provide flexibility to achieve a *development* that is in accordance with the City's *Master Plan*, promotes economic and efficient use of the land, preserves natural resources and open space, and incorporates innovative land use and design, among meeting additional City goals. A PUD shall be approved as either a Conventional PUD or a Cluster PUD. See Sections 39-12.02, 12.07, 12.09 and 12.10.

B. **Criteria for Approval.** A PUD shall only be approved if one of the following requirements are met:

1. The PUD shall include either a mixture of *uses* or a residential *density* that would otherwise not be allowed under the property's existing *Zone District*.
2. The *site* has distinct physical characteristics that makes compliance with the strict requirements of *UDO* impractical.
3. The proposed design of the *development* includes innovative *development* concepts that substantially forward the intent of *UDO* and the City's *Master Plan* or allows for an improved layout of land *uses*, streets, or other *site* features that could not be achieved otherwise under normal *zoning*.

C. **Conventional PUDs.**

1. **Definition.** A Conventional PUD is a Planned Unit *Development* that does not retain a minimum of **25%** of the land area of the *site* as *wetlands*, forested areas, floodplains, woodlands, or any other open space or is not organized around a communal open space area.
2. **Residential Density.** All Conventional PUDs shall contain a minimum of **5 dwelling units per acre**.

3. **Dimensional Requirements.** PUDs shall have *building setbacks* and heights and *lot* sizes that promote walkability, as determined by the *Planning Commission*.

D. **Streets.** PUDs shall construct new streets in accordance with Article 39-10, Streets, Sidewalks, and Driveways.

E. **Cluster PUDs.**

1. **Definition.** A Cluster PUD is a Planned Unit *Development* that either retains a minimum of **25%** of the land area of the *site* as *wetlands*, forested areas, floodplains, woodlands, or any other open space, OR organizes around a communal open space (Bungalow Court). Retaining or organizing around open space creates smaller *lots* with the preserved open space acting as a communal *amenity*. Examples of these *developments* are *Pocket Neighborhoods* and Bungalow Courts.
2. **Minimum Size.** The Cluster PUD *site* shall be a minimum of **3 acres** in gross property area.
3. **Minimum Residential Density.** All Cluster PUDs shall contain a minimum of **5 dwelling units per acre**. There shall be no maximum *density*.
4. **Dimensional Requirements.** *Buildings* in Cluster PUDs shall be a maximum of **6 stories** in height. Proposed property areas shall be evaluated during the PUD approval process to determine if the proposed PUD is consistent with the character of surrounding neighborhoods.



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5. **Bungalow Courts** shall meet the following standards:
- a. **Definition.** Bungalow Courts are clusters of detached single *family dwelling units* gathered around a communal green space. Bungalow Courts shall be organized as condominiums with a homeowner’s association to maintain common areas.
 - b. **Setbacks.** Bungalow Courts shall meet all *setback* requirements from the exterior *property lines*.
 - c. **Entrances.** If a Detached *Dwelling Unit* within a Bungalow Court is within **20 feet** of a public street, it shall have an entrance facing the public street and the communal open space.
- F. **UDO Standards.** Unless specifically waived or altered by the *Planning Commission* approved PUD Agreement, all of the *UDO* Articles shall apply to a PUD. The following standards shall be used by the *Planning Commission* when considering a proposed waiver of any *UDO* standard or requirement:
1. There is evidence that the Planned Unit Development (PUD) will result in a benefit to the City of Holland that would not have otherwise been possible. Such evidence must relate to the following:
 - a. How the plan promotes the intent and purpose of the City Master Plan.
 - b. How the project will be compatible with adjacent land uses.
 - c. How the PUD is compatible with capacities of public services.
 - d. How the PUD is compatible with the natural environment.
 - e. How the project will be consistent with the public health, safety and general welfare of the City of Holland.
 - f. How the project will promote the use of land in a socially and economically desirable manner.
 2. The applicant must demonstrate these benefits through drawings, reports or other submittal that contrast the development under conventional *zoning* with the proposed PUD *zoning*.

Bungalow Court



G. **PUD Use and Parking Standards Table.** The following uses may be permitted in a PUD. The parking standards listed in this chart shall apply unless specifically waived or increased by the PUD Agreement and by *Planning Commission*.

	USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES <small>SECTION 39-9.03</small>	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)
Residential Uses	Single Detached Dwelling Unit	May be Permitted	1 per dwelling unit	-	<u>9.04</u>
	Single Attached Dwelling Unit	May be Permitted	1 per dwelling unit	-	<u>9.04</u>
	Two Attached Dwelling Units	May be Permitted	1 per dwelling unit	-	<u>9.04</u>
	Three Attached Dwelling Units	May be Permitted	1 per dwelling unit	-	<u>9.04</u>
	Four Attached Dwelling Units	May be Permitted	1 per dwelling unit	-	<u>9.04</u>
	Five or More Attached Dwelling Units	May be Permitted	1 per dwelling unit	Approving Authority Determination	<u>9.04</u>
	Accessory Dwelling Unit (ADU)	May be Permitted when property contains a Single Detached Dwelling Unit	1 per dwelling unit	-	<u>9.07</u>
	Bed and Breakfast	Permitted: 1-4 Guest Rooms 5-8 Guest Rooms: Special Exception	1 per lodging unit, plus 1 for the dwelling unit	1 per 10 rooms, minimum 4 available to general public	<u>4.02.C</u> <u>12.12.B</u> Special Exception
	Short Term Rental	May be Permitted	1 Per Dwelling Unit	-	<u>4.02.Q</u> Chapter 14
	Home Occupation/ Business Type 1 and 2	Type 1 Permitted Type 2 Special Exception	-	-	<u>4.02.G</u> <u>12.12.B</u> Special Exception
Child Care In-Home	1-6 children permitted; 6+ requires Special Exception	-	-	<u>4.02.D.2-3</u>	
Commercial Uses	Retail	May be Permitted	1 per 200 sf	1 per 4,000 sf for the first 75,000 sf 1 per 12,500 sf for floor area over 75,000 sf Minimum 4 available to general public	-
	Services	May be Permitted	1 per 200 sf	1 per 5,000 sf, minimum 4 available to general public	-

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	USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES <small>SECTION 39-9.03</small>	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)	
1 Toolbox						
2 Zone Districts	Commercial Uses	Restaurants/Bars	May be Permitted	1 per 200 sf	1 per 2,000 sf, minimum 4 available to general public	-
3 Form Based Code		Offices	May be Permitted	1 per 200 sf	1 per 5,000 sf, minimum 4 available to general public	-
4 Add'l Use Standards		Hospitals	May be Permitted	Approving Authority Determination	Approving Authority Determination	-
5 Site Design Review Standards		Care Facilities	May be Permitted	1.25 per patient room	Approving Authority Determination	-
6 Landscaping/ Green Inf.		Child Care Centers	May be Permitted	1 per 800 sf	Approving Authority Determination	<u>4.02.D.1</u>
7 Lighting		Drive-Thru's	May be Permitted	-	-	<u>4.02.E</u>
8 Signage		Event Venues	May be Permitted	Approving Authority Determination	Approving Authority Determination	-
9 General Standards		Maker Spaces	May be Permitted	1 per 400 sf	Approving Authority Determination	-
10 Streets/ Sidewalks/ Driveways		Outdoor Sales, Outdoor Cafes, and Sidewalk Sales	Permitted	Included with Principal Use	-	<u>4.02.K</u>
11 Subdivision of Land		Public Lodging	May be Permitted	1.1 per guest room	1 per 10 rooms, minimum 4 available to general public	<u>4.02.N</u>
12 Processes/ Admin.		Shelters	May be Permitted	1.1 per guest room	1 per 10 rooms, minimum 4 available to general public	<u>4.02.Z</u>
13 Non-conformities		Vendor Trucks	May be Permitted	-	-	<u>4.02.V</u>
14 Definitions		Outdoor Storage and Processes	Permitted	-	-	<u>4.02.J</u>
	Industrial Uses	Alternative Energy - Solar	Permitted as Accessory Use	-	-	<u>4.02.B</u> <u>4.04.B</u>
		Alternative Energy - Wind	Permitted: Accessory 40 feet or less in height Special Use for all other cases. Shall be Accessory Use.	-	-	<u>4.02.B</u> <u>4.04.B</u>

USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)	
Other Uses	Campground	Special Land Use	-	-	<u>4.04.N</u>
	Greenhouses	Permitted	Included with Principal Use	Included with Principal Use	-
	Government/ Municipal Services	May be Permitted	Determined by PC at Time of Application	1 per 5,000 sf, minimum 4 available to general public	-
	Marinas	Special Land Use	Approving Authority Determination	Approving Authority Determination	<u>4.04.F</u>
	Parking Structures as the Principal Use	May be Permitted	Approving Authority Determination	-	<u>4.02.M</u>
	Recreation - Indoor	May be Permitted	Approving Authority Determination	-	-
	Recreation - Outdoor	May be Permitted	Approving Authority Determination	-	-
	Religious Institutions	May be Permitted	Approving Authority Determination	1 per 40 seats in worship space, minimum 4 available to general public	-
	Wireless Communication Facilities	Permitted Only when located on an existing structure	-	-	<u>4.02.X</u>
	Battery Energy Storage System	Permitted as Accessory Use	-	-	<u>4.02.BB</u>

* Where square footage is referenced, it refers to gross building square footage.

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SECTION 39-2.20 AIRPORT OVERLAY DISTRICT

A. **Intent.** The Airport Overlay District is established in addition to the A Zone District (see [Section 39-2.17](#)), and applies to the area shown on the map in [Section 39-2.20.E](#). The intent of the Airport Overlay District is:

1. Promote the public health, safety, and general welfare of the residents and businesses surrounding the West Michigan Regional Airport.
2. Protect the approaches to the Airport and surrounding airspace from *encroachment* and limit the exposure of impacts to persons, property, or facilities in proximity to the Airport.
3. Protect vulnerable land uses from negative impacts caused by the Airport.
4. Protect State, Federal, and Local investments in aviation infrastructure.
5. Regulate and restrict *building sites*, placement of *structures*, and land uses by separating conflicting land uses and

prohibiting certain land uses that would be detrimental to Airport operations and navigable airspace

- B. **Basis for Regulation.** As part of the Airport Approach Plan process, accident safety zones, land use guidelines, and planning strategies for new *development* were developed. Permitted and prohibited land uses are specified in [Section 39-2.20.D](#) and illustrate the application of those provisions. Areas 1 to 5 are taken specifically from the Approach Plan updated by the Michigan Aeronautics Commission and the Michigan Department of Transportation *Office of Aeronautics*. Area 6 has been included as an additional surface area per the Federal Aviation Regulations (FAR) Part 77 - Horizontal Surfaces.

- C. **Airport Overlay Areas.** The Airport Overlay Areas are shown on the map in [Section 39-2.20.E](#) and are aligned with the Area Uses and Features Table in [Section 39-2.20.D](#).

D. **Area Uses and Features Table.** This Table and the standards of the underlying *Zone Districts* shall both govern.

	AREA 1	AREA 2	AREA 3	AREA 4	AREA 5	AREA 6
Uses	Aviation Uses	P	P	P	P	P
	Child Care Center	-	-	P	-	P
	Gas Station	-	-	P	P	P
	Hospital	-	-	-	-	-
	K-12 School	-	-	P	-	P
	Low Intensity Manufacturing	-	-	P	-	P
	High Intensity Manufacturing	-	-	P	-	P
	Care Facilities	-	-	-	-	-
	Outdoor Storage and Processes	-	-	P	P	P
	Power Plant (non-wind or solar)	-	-	P	P	P
	Residential Dwelling Units ^C	-	-	P	P	P
	Religious Institution	-	-	P	-	P
	Solar Energy Facilities	P	P	P	P	P
	Transportation and Logistics	-	-	P	P	P

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		AREA 1	AREA 2	AREA 3	AREA 4	AREA 5	AREA 6	
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		Wholesale	-	-	P	P	P	P
2 Zone Districts		Wind Energy Facilities	-	P	P	P	P	P
		Wireless Communications	-	P	P	P	P	P
3 Form Based Code		Any other use permitted in the underlying Zone District	-	-	P	P	P	P
		Maximum Structure Height	0 ft	40 ft	40 ft	40 ft	A	B
4 Add'l Use Standards		Wetlands (man-made)	-	P	P	P	P	P
		Detention Ponds	-	P	P	P	P	P
		Retention Ponds	-	-	-	-	-	-
5 Site Design Review Standards		Processes that Produce Smoke or Dust	-	-	P	P	P	P
	Vegetation anticipated to exceed 50 feet in height during its lifespan	-	-	-	-	-	P	
6 Landscaping/ Green Inf.	Fruit-bearing vegetation	-	-	-	-	-	P	

Footnotes to Table 2.20.D:

- A** **Area 5.** No structures above grade shall be built in Area 5 within 500 feet of an existing or planned (on the official Airport runway plan) runway centerline. Beyond 500 feet, the maximum height of a structure shall increase by **1 foot for every 7 feet** further from the runway that the structure is located. For example, a structure 640 feet away from the runway shall be permitted to be up to 20 feet in height. Any structure located within Area 5 that is more than 745 feet from the runway centerline shall be exempt from this Section and shall be subject to the height requirements of the underlying Zone District.
- B** **Area 6.** The maximum building height of the underlying Zone District shall apply.
- C** Installing a **manufactured housing unit** on an empty homesite within an existing manufactured housing community shall not require an approval under this Overlay.

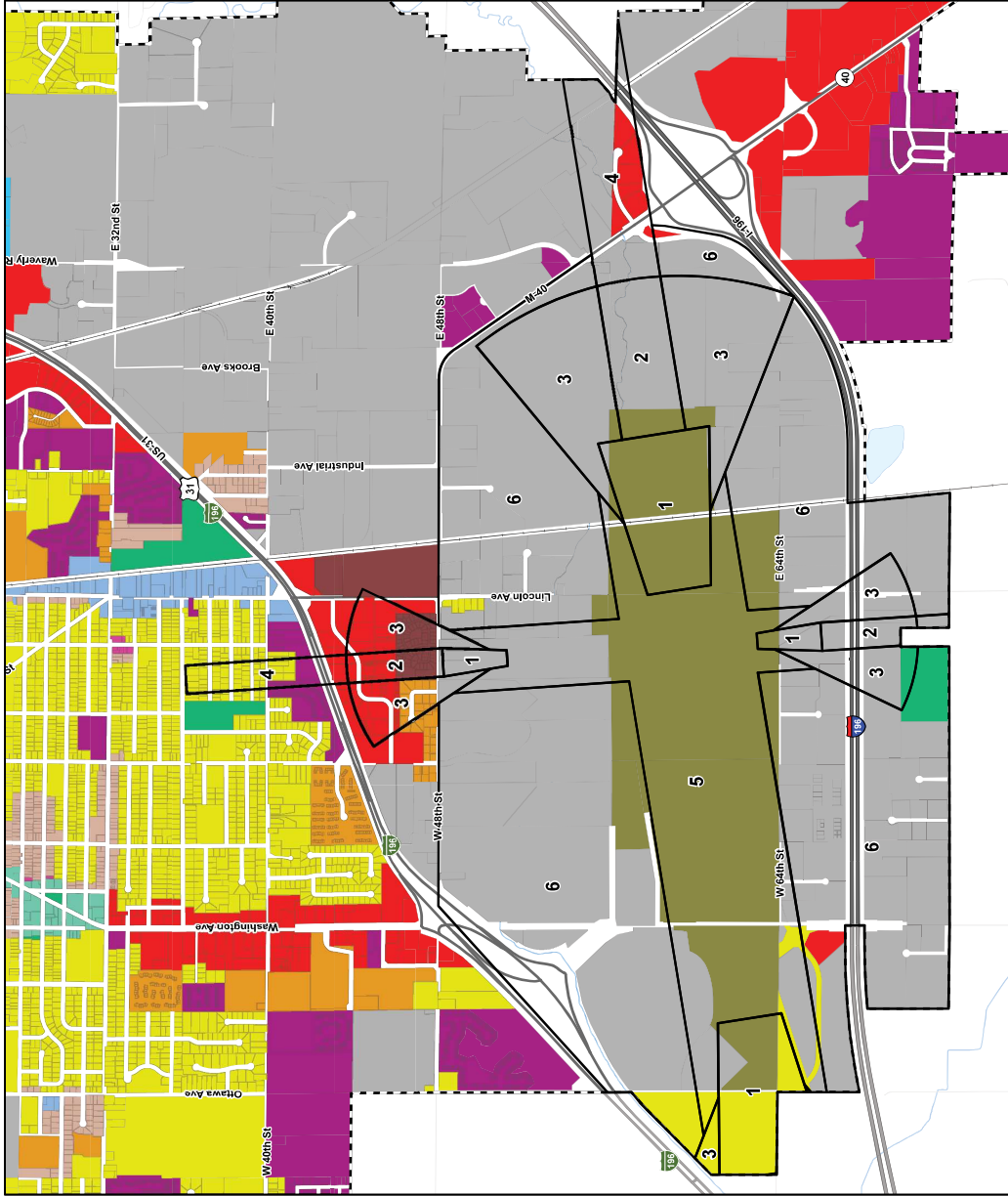
P = Permitted
 - = Not Permitted

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Section 2.20.E
 Section 2.20
 Airport Overlay
 District

City of Holland, Michigan
 July 23, 2025

- Legend**
- Numbers 1-6: Airport Areas (2.20.D)
 - Airport Overlay District
 - LDR - Low Density Residential
 - CNR - Cottage Neighborhood Residential
 - MDR - Medium Density Residential
 - TNR - Traditional Neighborhood Residential
 - HDR - High Density Residential
 - MHR - Manufactured Housing Community
 - NMU - Neighborhood Mixed Use
 - CMU - Corridor Mixed Use
 - RMU - Redevelopment Mixed Use
 - GMU - Greenfield Mixed Use
 - ED - Education
 - I - Industrial
 - A - Airport
 - OS - Open Space
 - PUD - Planned Unit Development
 - F - Form Based Code



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F. **Applicability, Exception.** Any property within the boundaries of the Airport Overlay District shall conform to the Overlay standards.

1. Properties not in compliance with the Airport Overlay District shall be considered *nonconforming* and shall be subject to the provisions of Article 39-13.
2. The requirements of the Airport Overlay District shall supersede all other requirements of *UDO*, unless otherwise stated in this Section.
3. Any application to change the underlying *Zone District* for a *property* within the Airport Overlay shall be reviewed by the West Michigan Airport Authority, who shall issue a recommendation to the *Planning Commission*.
4. The Airport Overlay District zone rules do not apply to *property* with an approved *site plan*:
 - a. If the *site plan* and use of the *property* comply with the underlying *Zone District* and
 - b. If prior to *site plan* approval, the WMAA determines, in writing, that the *site plan* and use are not inconsistent with the then current Airport Approach Plan or the then current Airport Layout Plan.

G. **Airport Overlay District Standards, Exception.**

1. *Parking* shall be required in the Airport Overlay District per the underlying *Zone District*.
2. All exterior light *fixtures* shall be downward facing at a **90 degree angle**, with a concealed and shielded *light source*. No freestanding light pole shall exceed **33 feet in height**, measured from *grade* to the top of the fixture.
3. All new *structures* proposed within the Airport Overlay District shall obtain a "Determination of No Hazard" from the Michigan Department of Transportation and the Federal Aviation Administration, or submit information to the City confirming they are exempt.

H. **WMAA Review.** When *Site Plan* Approval is requested for a *development* within the Airport Overlay District, the West Michigan Airport Authority, or its designated staff person, shall

review the *Site Plan* and provide comments to the *Approving Authority* regarding the impact of the proposal on aviation safety. The WMAA shall review the *development* to determine if it will:

1. Create a significant concentration of people.
 2. Create visual obstructions to navigable air space or surfaces due to smoke, steam, dust, *lighting*, or another obstruction that would adversely affect aircraft operational areas and airspace with consideration of the proximity of the *development* to the ends of runways, runway surfaces, and extended runway centerlines.
 3. Be subject to negative impacts from aircraft noise. *Building* construction methods to reduce Airport-related noise may be required.
 4. Potentially attract wildlife that may be hazardous to aviation safety. Methods for designing water bodies to drain dry within 48 hours, putting water detention underground, *landscaping*, and other mitigation techniques to discourage entry and exit of the waterbody by wildlife may be required.
 5. Include storage of flammable or hazardous materials as defined by the Michigan *Building Code*.
 6. In some other means interfere with the operations of the Airport.
- I. **Disclaimer.** The Airport Overlay District does not imply that land *uses* within the vicinity of West Michigan Regional Airport will be free from aircraft noise impacts, aircraft operations, and aircraft overflights. Nor does *UDO* create liability on behalf of the City of Holland, or any *officer* or employee thereof, for incidents that may result from reliance on *UDO*.

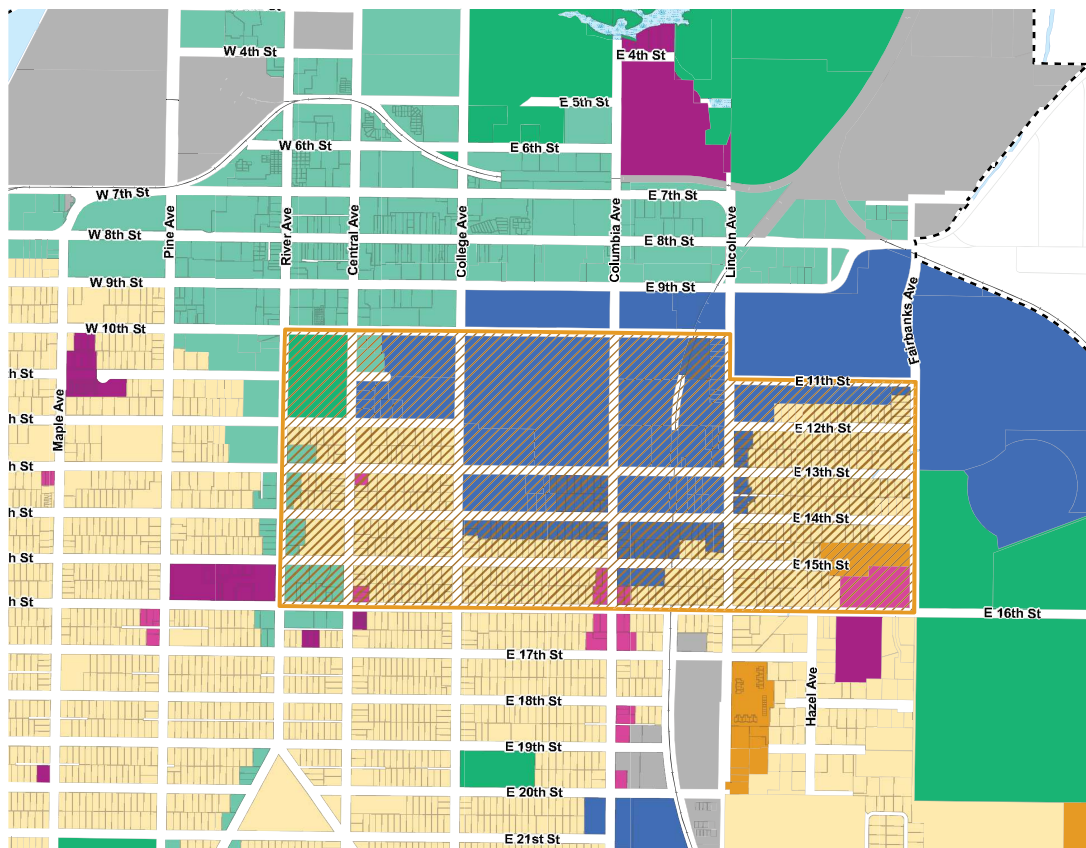
SECTION 39-2.21 HOPE NEIGHBORHOOD OVERLAY DISTRICT

- A. **Intent.** To preserve the *Single Detached Dwelling Unit* character in close proximity to those properties located in the ED *Zone District* where higher *density uses* are allowed.
- B. Properties in the Hope Neighborhood Overlay District shall be limited to the following uses:
1. One *Single Detached Dwelling Unit* per *parcel*.
 2. No *Accessory Dwelling Units (ADUs)*
 3. No *Boarders*. See [Section 39-9.11](#).

C. **Applicability:**

1. All TNR zoned *properties*.
2. ED zoned *properties* that are not owned by an *Institution of Higher Education* or a *K-12 School*.
3. All other *Zone Districts* are exempt.

D. **Hope Neighborhood Overlay District Map**



- 1 Toolbox
- 2 Zone Districts
- 3 Form Based Code
- 4 Add'l Use Standards
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SECTION 39-2.22 WATERFRONT OVERLAY DISTRICT

A. Intent.

1. To implement public desires and a City goal to maintain views of and/or access to the City's waterfront;
2. To increase the value of waterfront properties;
3. To support the City's commitments to decrease emissions and to provide for more non-motorized transportation opportunities; and
4. To ensure that future *development* balances private and public interests in the City of Holland's Waterfront.

B. **Applicability.** All properties abutting Lake Macatawa between Cleveland Avenue and Lincoln Avenue (as extended to the Lake). Properties in the **I Industrial Zone District** are exempt.

C. **Maximum Building and Other Structure Heights and Viewshed Requirements.** To ensure that future *developments* along the water provide opportunities for the public to be able to view and/or access, the City's waterfront, the following standards shall be met. These standards regulate *building heights* and the placement of *buildings* to maintain views from the nearest parallel street frontage to the waterfront and from the upper stories of vicinity *buildings*. If a **Waterfront Public Access Pathway** is constructed and a **Public Access Easement is granted** to the City, additional stories are permitted and a viewshed requirement is not required since views will occur along the water's edge.

WATERFRONT PUBLIC ACCESS TYPE	BUILDING HEIGHT WITHIN 200 FEET FROM THE WATER	BUILDING HEIGHT MORE THAN 200 FEET FROM THE WATER	OTHER STRUCTURE HEIGHT	VIEWSHED REQUIREMENT
Not Provided	2 stories	4 stories	3 ft	A minimum of 60 ft wide
Waterfront Public Access Easement Provided	4 stories	6 stories	No Maximum	Not Required

D. Definitions.

1. **Viewshed** is a straight line distance between and around *buildings* and *structures* where the water can be unobstructively viewed. Access to the waterfront is granted indirectly for views, but not for use.
2. **Waterfront Public Access Pathway Easement** is a continuous pathway to be constructed and maintained by the property *owner* where an *easement* is granted to the City of Holland to allow for continuous use of the entire pathway. See [Section 39-2.22.E](#) Design Standards.
3. **Structure** is any object that extends above *grade*. For the purpose of this section, '**Other Structures**' include *fences*, statues, bushes, or any other item or object that could, in the opinion of the *Planning Commission*, impair views of the water.

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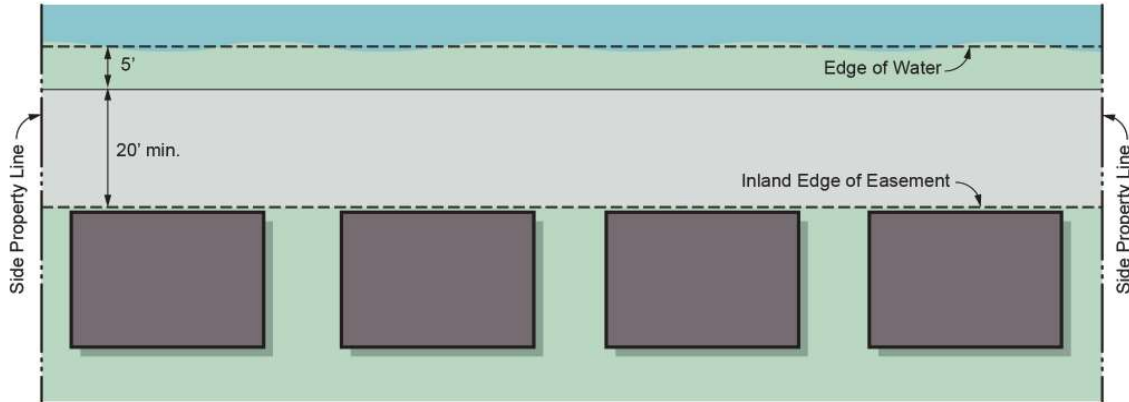
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E. **Waterfront Public Access Pathway Design Standards.** If the property owner chooses to construct the Waterfront Public Access Pathway and provide a public access *easement* to the City of Holland, the pathway shall comply with the following standards.



1. **Pathway Elements.**

- a. **Location.** Within **5 feet** of the water's edge, unless another *site design* meeting the intent is approved by *Planning Commission*.
- b. **Width. 20 feet** minimum.
- c. **Length.** Shall extend continuously from one *property line* to the opposite *property line* along the water.
- d. **Materials.** Shall be constructed and maintained as a single *durable surface*.
- e. **Emergency Access.** The pathway may be used to satisfy fire access road requirements or to otherwise allow for emergency access if the pathway is a minimum of **26 feet** wide and is constructed to withstand emergency *vehicle* load weights as approved by the City of Holland's Fire Marshal.

2. **Waterfront Edge Treatments.** The edge of Lake Macatawa shall be treated with either a Natural or Seawall Edge, unless another *site design* meeting the intent is approved by *Planning Commission*.

- a. **Natural Edge** consisting of *landscaping*, rocks not greater than 2 feet in height, a *berm*, or other treatment approved by *Planning Commission*.
- b. **Seawall Edge** consisting of a maximum **3 foot** high decorative and open *fence*.

3. **Water Access.**

- a. **Discourage swimming.** The Waterfront Edge Treatment shall be designed to discourage swimming and to promote safety.
- b. **Boat access** may be permitted, but is not required. The Waterfront Edge Treatment shall be designed to either encourage or discourage such access.
- c. **Fishing.** May prohibit with signage and private enforcement.

F. **Easement Agreement Requirements and Limitations.**

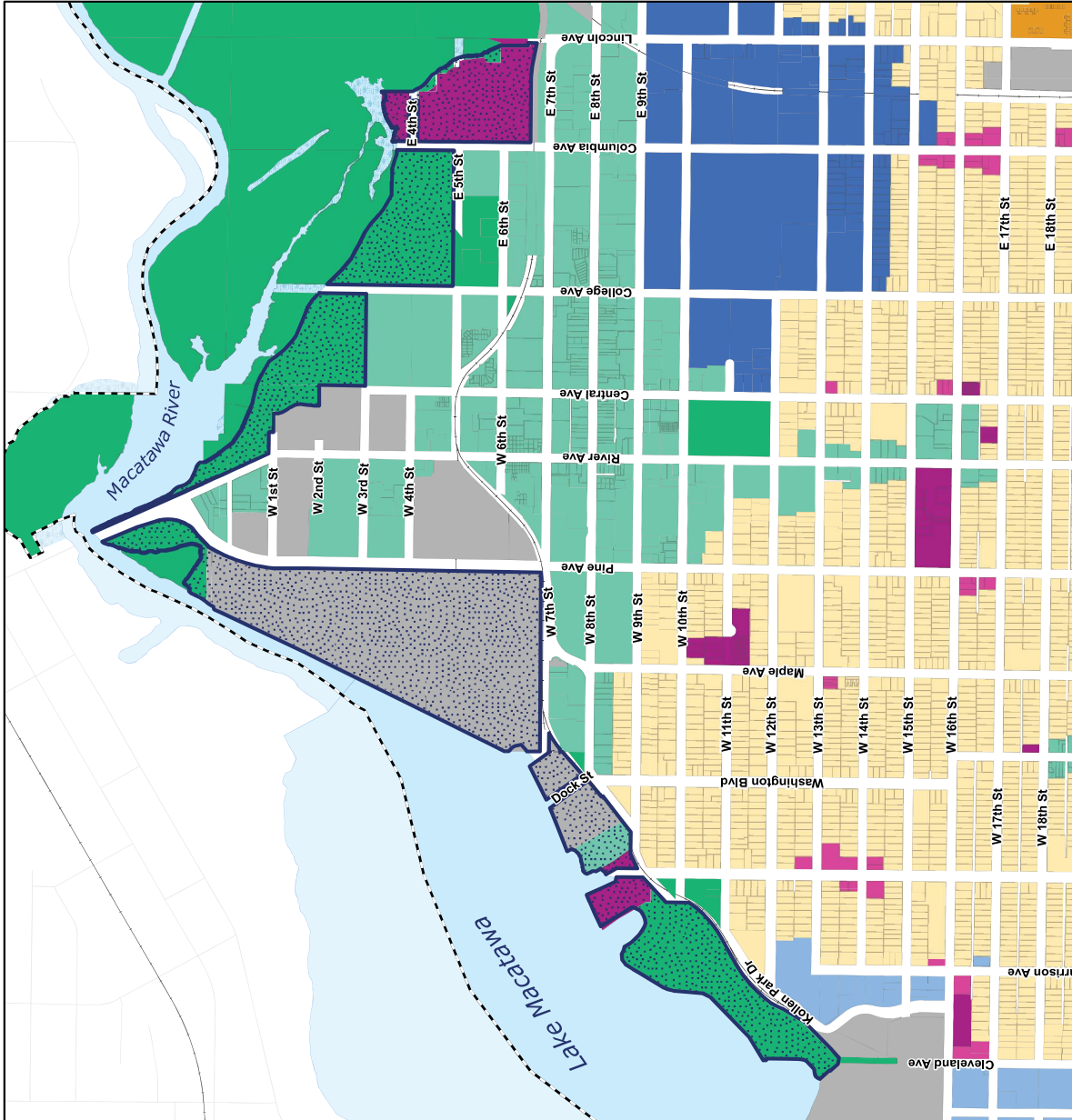
- 1. The Public Access *Easement* shall only be for the surface of the Pathway and Air Rights up to **25 feet** in height measured from *grade* of the Pathway.
- 2. The *Easement* Agreement shall allow the free passage of the public on foot or on non-motorized *vehicles* continuously from one side of the property to the other, if identified to be used for emergency access.
- 3. The *Easement* Agreement shall restrict the property owner from erecting any barrier to block public access to the *easement*.
- 4. The *Easement* Agreement may restrict the use of motor *vehicles*, other than emergency *vehicles*, if constructed for emergency access.

Section 2.22.G
Waterfront Overlay District

City of Holland, Michigan

July 23, 2025

- Legend**
- Waterfront Overlay District
 - LDR - Low Density Residential
 - CNR - Cottage Neighborhood Residential
 - MDR - Medium Density Residential
 - TNR - Traditional Neighborhood Residential
 - HDR - High Density Residential
 - MHR - Manufactured Housing Community
 - NMU - Neighborhood Mixed Use
 - CMU - Corridor Mixed Use
 - RMU - Redevelopment Mixed Use
 - GMU - Greenfield Mixed Use
 - ED - Education
 - I - Industrial
 - A - Airport
 - OS - Open Space
 - PUD - Planned Unit Development
 - F - Form Based Code
 - Water
 - Marsh



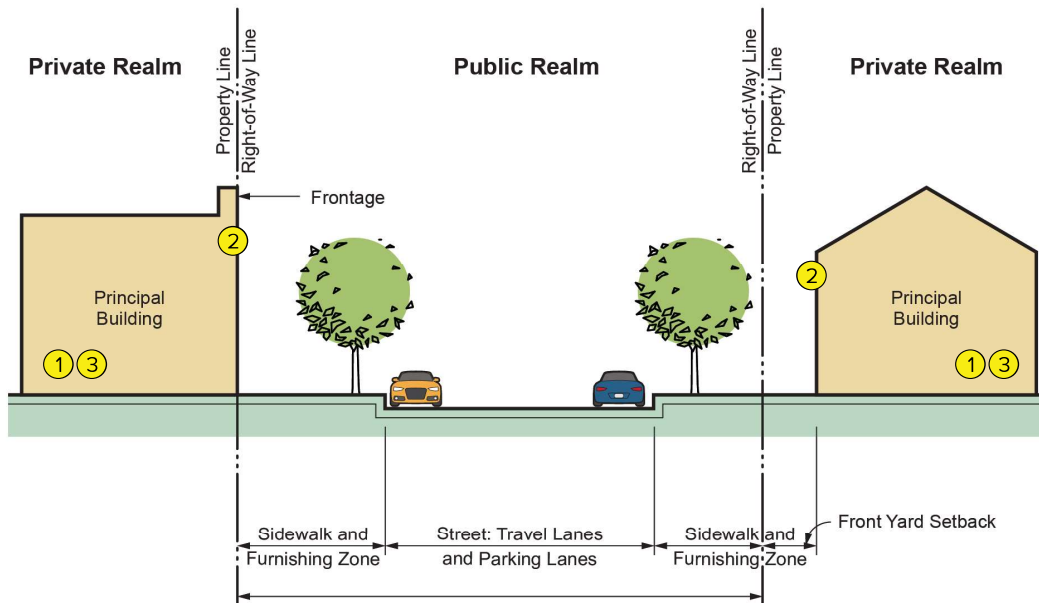
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SECTION 39-2.23 FORM BASED CODE ZONE DISTRICT

- A. **Intent.** The intent of the *Form Based Code* is to preserve, protect, and enhance the individual character of the City of Holland’s key neighborhood business districts, corridors, and Downtown areas. The *Form Based Code* allows for a wide range of *uses* and encourages vertical *mixed use development*, while also providing standards on *building massing*, form, architectural features, and their relationship to the *public realm*. See [Section 39-1.03.B](#). Rather than being based on Use and Dimensional Standards, the *Form Based Code Zone District* achieves this by regulating Building Types, *Building Envelopes*, and *Building Frontage Types* in the 9 *Sub-Districts*. See [Article 39-3](#).
- B. **Character Determined by Interaction of Private and Public Realms.** The graphic below depicts these organizing principles



1. **Building Types** allowed in each *Sub-District* that provide the private realm character;
2. **Frontage Types** allowed in each *Sub-District* that guide how a *building* and the private realm interact with the *public realm*—the *streets* and *sidewalks*.
3. **Building Envelopes** for each *Sub-District* that provide dimensional standards;

C. **Uses and Parking Requirements.**

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	USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)
Residential Uses	Single Attached Dwelling Unit	Permitted	1 per dwelling unit**	-	9.04
	Two Attached Dwelling Units	Permitted in specific Sub-Districts only.	1 per dwelling unit**	-	Article 39-3 9.04
	Three Attached Dwelling Units	Permitted in specific Sub-Districts only.	1 per dwelling unit**	-	Article 39-3 9.04
	Four Attached Dwelling Units	Permitted in specific Sub-Districts only.	1 per dwelling unit**	-	Article 39-3 9.04
	Five or More Attached Dwelling Units	Permitted in specific Sub-Districts only.	1 per dwelling unit**	1 long term space per dwelling unit. 4 short term spaces for general public.	Article 39-3 9.04
	Bed and Breakfast 1-4 Rooms	Permitted	1 per lodging unit, plus 1 for the dwelling unit**	4 spaces	4.02.C 12.12.B Special Exception
	Short Term Rental	Permitted	1 per dwelling unit**	-	4.02.Q 12.12.B Special Exception
	Home Occupation/ Business Type 1 and 2	Type 1: Permitted Type 2: Special Exception	Type 1: 1 per dwelling unit. Type 2: 2 parking spaces available	-	4.02.G Chapter 14
	Child Care In-Home	1-6 children permitted; 6+ requires Special Exception	-	-	4.02.D.2-3
Commercial Uses	Retail	Permitted	None in CDT, EDT, CENT 1 per 800 sf in all other Sub-Districts	1 per 4,000 sf for the first 75,000 sf 1 per 12,500 sf for floor area over 75,000 sf Minimum 4 available to general public	-
	Services	Permitted	None in CDT, EDT, CENT 1 per 800 sf in all other Sub-Districts	1 per 5,000 sf, minimum 4 available to general public	-
	Restaurants/Bars	Permitted	None in CDT, EDT, CENT 1 per 800 sf in all other Sub-Districts	1 per 2,000 sf, minimum 4 available to general public	-

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1 Toolbox	USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES	MINIMUM BIKE PARKING SPACES <small>SECTION 39-9.03</small>	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)	1 Toolbox
2 Zone Districts	Commercial Uses	Offices	Permitted	None in CDT, EDT, CENT 1 per 800 sf in all other Sub-Districts	1 per 5,000 sf, minimum 4 available to general public	2 Zone Districts
3 Form Based Code		Care Facilities	Permitted	1.25 per patient room	Approving Authority Determination	3 Form Based Code
4 Add'l Use Standards		Child Care Centers	Permitted in specific Sub-Districts only.	1 per 800 sf	Approving Authority Determination	4 Add'l Use Standards
5 Site Design Review Standards		Drive-Thru's	Permitted in EDT, RM, and SSV. Shall meet requirements of <u>4.02.E</u> . Prohibited in all other Sub-Districts.	Included with Principal Use	-	5 Site Design Review Standards
6 Landscaping/ Green Inf.		Event Venues	Special Land Use	Approving Authority Determination	Approving Authority Determination	6 Landscaping/ Green Inf.
7 Lighting		Funeral Homes	Permitted in RM and CENT. Prohibited in all other Sub-Districts.	1 per 800 sf	Approving Authority Determination	7 Lighting
8 Signage		Maker Spaces	Special Land Use	None in CDT 1 per 800 sf in all other Sub-Districts	Approving Authority Determination	8 Signage
9 General Standards		Outdoor Sales, Outdoor Cafes, and Sidewalks Cafes	Permitted	Included with Principal Use	-	9 General Standards
10 Streets/ Sidewalks/ Driveways		Public Lodging	Permitted	1.1 per guest room	1 per 10 rooms, minimum 4 available to general public	10 Streets/ Sidewalks/ Driveways
11 Subdivision of Land		Shelters	Permitted	1.1 per guest room	1 per 10 rooms, minimum 4 available to general public	11 Subdivision of Land
12 Processes/ Admin.	Vendor Trucks	Permitted as described in <u>Section 39-4.02.V</u>	Included with Principal Use	-	12 Processes/ Admin.	
13 Non- conformities	Industrial Uses	Alternative Energy - Solar	Permitted as Accessory Use	-	-	13 Non- conformities
14 Definitions		Alternative Energy - Wind	Permitted: 40 feet in height or less Special Land Use: Greater than 40 feet in height Shall be Accessory Use	-	-	14 Definitions

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USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)
Other Uses	Greenhouses	Permitted as accessory use	Included with Principal Use	-
	Government/ Municipal Services	Special Land Use	Approving Authority Determination	Included with Principal Use <u>4.03</u>
	Institutions of Higher Education	Special Land Use	Approving Authority Determination	1 per 5,000 sf, minimum 4 available to general public <u>4.03</u>
	K-12 Schools	Special Land Use Existing Uses Can Expand without Special Land Use Approval	Approving Authority Determination	2 per classroom <u>4.03</u>
	Marinas	Special Land Use	Approving Authority Determination	Approving Authority Determination <u>4.04.F</u>
	Parking lots as a Principal Use	Special Land Use	Approving Authority Determination	- <u>4.02.L</u> <u>4.04.H</u>
	Parking Structures as the Principal Use	Special Land Use	Approving Authority Determination	- <u>4.02.M</u> <u>4.04.I</u>
	Recreation - Indoor	Permitted	Approving Authority Determination	-
	Recreation - Outdoor	Special Land Use	Approving Authority Determination	- <u>4.03</u>
	Religious Institutions	Special Land Use	Approving Authority Determination	1 per 40 seats in worship space, minimum 4 available to general public <u>4.03</u>
	Wireless Communication Facilities	Permitted Only when located on an existing structure	None	-
Battery Energy Storage System	Permitted as Accessory Use	-	-	<u>4.02.BB</u>

Note: Where square footage is referenced, it refers to gross building square footage.
****F-NDT Parking Spaces:** 1.2 per dwelling unit

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SECTION 39-4.01 INTENT

- A. The intent of this Article is to provide additional use standards for the following:
- Permitted Uses** that have additional requirements beyond what is provided in Sections 39-2.05-23.
 - Special Land Uses (SLU)** required to meet the Basic SLU Standards for Approval.
 - Special Land Uses (SLU)** required to meet the Basic SLU Standards for Approval AND specific use standards.

P* SECTION 39-4.02 PERMITTED LAND USES WITH ADDITIONAL STANDARDS

- A. **List of Permitted Land Uses with Additional Standards**
- Alternative Energy (Wind and Solar)** – All *Zone Districts*
 - Bed and Breakfasts (1-4 Rooms)** – All *Zone Districts* where single detached *dwelling units* are permitted.
 - Child Care Centers** – LDR, CNR, MDR, TNR, HDR, MHR, CMU, ED, PUD, F *Zone Districts*
Family and Group Child Care Homes – All *Zone Districts* where residential uses are permitted.
 - Drive Thru's** – NMU, CMU, RMU, GMU, ED, I, PUD, F *Zone Districts*
 - Funeral Homes** – NMU (east of US-31), CMU; F (CENT and F-RM *Sub-Districts*)
 - Home Occupations and Businesses** – All *Zone Districts* where residential uses are permitted.
 - Kennels** – CMU *Zone District*
 - Oil & Gas Drilling** – NMU, CMU, RMU, GMU, and I *Zone Districts*
 - Outdoor Storage & Processes** – CMU, RMU, and I *Zone Districts*
 - Outdoor Sales, Outdoor Cafes, and Sidewalk Cafes** – NMU, CMU, RMU, GMU, ED, I, PUD, and F *Zone Districts*
 - Parking lots as a Principal Use** – ED and I *Zone Districts*
 - Parking Structures as the Principal Use** – ED, I, and PUD *Zone Districts*
 - Public Lodging** – CMU, RMU, GMU, ED, I, PUD, and F *Zone Districts*
 - Recycling Collection Centers** – I *Zone District*
 - Self Storage Facilities** – CMU, RMU, and I *Zone Districts*
 - Short Term Rentals** – All *Zone Districts*
 - Temporary Uses** – All *Zone Districts* where the use is typically not permitted
 - Vehicle Repair** – CMU, RMU, GMU, and I *Zone Districts*
 - Vehicle Sales** – CMU and RMU *Zone District*
 - Vehicle Wash** - CMU, RMU, and I *Zone Districts*, and GMU *Zone Districts*
 - Vendor Trucks** – NMU, CMU, RMU, GMU, ED, I, PUD, and F *Zone Districts* along corridors
 - Warehousing** – CMU, RMU, and I *Zone Districts*
 - Wireless Communication Facilities less than 40 feet** – All *Zone Districts*
 - Care Facilities** – HDR *Zone District*
 - Shelters** – CMU, RMU, GMU, ED, I, PUD, and F *Zone Districts*
 - Cemeteries** – OS
 - BESS - All Zone Districts**

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SECTION 39-4.01 INTENT

A. The intent of this Article is to provide additional use standards for the following:

1. **Permitted Uses** that have additional requirements beyond what is provided in Sections 39-2.05-23.

2. **Special Land Uses (SLU)** required to meet the Basic SLU Standards for Approval.

3. **Special Land Uses (SLU)** required to meet the Basic SLU Standards for Approval AND specific use standards.

P* SECTION 39-4.02 PERMITTED LAND USES WITH ADDITIONAL STANDARDS

A. **List of Permitted Land Uses with Additional Standards**

1. **Alternative Energy (Wind and Solar)** – All *Zone Districts*
2. **Bed and Breakfasts (1-4 Rooms)** – All *Zone Districts* where single detached *dwelling units* are permitted.
3. **Child Care Centers** – LDR, CNR, MDR, TNR, HDR, MHR, CMU, ED, PUD, F *Zone Districts*
Family and Group Child Care Homes – All *Zone Districts* where residential uses are permitted.
4. **Drive Thru's** – NMU, CMU, RMU, GMU, ED, I, PUD, F *Zone Districts*
5. **Funeral Homes** – NMU (east of US-31), CMU; F (CENT and F-RM *Sub-Districts*)
6. **Home Occupations and Businesses** – All *Zone Districts* where residential uses are permitted.
7. **Kennels** – CMU *Zone District*
8. **Oil & Gas Drilling** – NMU, CMU, RMU, GMU, and I *Zone Districts*
9. **Outdoor Storage & Processes** – CMU, RMU, and I *Zone Districts*
10. **Outdoor Sales, Outdoor Cafes, and Sidewalk Cafes** – NMU, CMU, RMU, GMU, ED, I, PUD, and F *Zone Districts*
11. **Parking lots as a Principal Use** – ED and I *Zone Districts*
12. **Parking Structures as the Principal Use** – ED, I, and PUD *Zone Districts*
13. **Public Lodging** – CMU, RMU, GMU, ED, I, PUD, and F *Zone Districts*

14. **Recycling Collection Centers** – I *Zone District*

15. **Self Storage Facilities** – CMU, RMU, and I *Zone Districts*

16. **Short Term Rentals** – All *Zone Districts*

17. **Temporary Uses** – All *Zone Districts* where the use is typically not permitted

18. **Vehicle Repair** – CMU, RMU, GMU, and I *Zone Districts*

19. **Vehicle Sales** – CMU and RMU *Zone District*

20. **Vehicle Wash** - CMU, RMU, and I *Zone Districts*, and GMU *Zone Districts*

21. **Vendor Trucks** – NMU, CMU, RMU, GMU, ED, I, PUD, and F *Zone Districts* along corridors

22. **Warehousing** – CMU, RMU, and I *Zone Districts*

23. **Wireless Communication Facilities less than 40 feet** – All *Zone Districts*

24. **Care Facilities** – HDR *Zone District*

25. **Shelters** – CMU, RMU, GMU, ED, I, PUD, and F *Zone Districts*

26. **Cemeteries** – OS

27. **Battery Energy Storage System** – All *Zone Districts*

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9. **Manufacturing (Low Intensity)** – CMU and RMU *Zone Districts*
10. **Care Facilities** – HDR for over 20 Occupants, RMU and GMU *Zone Districts*
11. **Power Plants- Non-Wind or Solar** – I *Zone District*
12. **Recreation (Indoor)** – OS *Zone District*
13. **Recreation (Outdoor)** – RMU, GMU, F *Zone Districts*. Note: Public parks are permitted in all *Zone Districts*, including *Zone Districts* where other *outdoor recreation* is prohibited or requires *Special Land Use* Approval.
14. **Religious Institutions** – RMU, GMU, I, and F *Zone Districts*
15. **Research and Development** – GMU *Zone District*
16. **Transportation and Logistics** – CMU *Zone District*

B. Summary of The Basic Special Land Use Standards (Section 39-12.08)

1. The use and the *Site Plan* shall be **consistent with the intent of UDO**.
2. The *Site Plan* shall **comply with all UDO requirements**.
3. The use shall be **designed, constructed, operated, and maintained to be compatible** with *uses* on surrounding properties, and the site design shall minimize the impact of site activity on surrounding properties.
4. **In determining** if these above requirements have been met, consideration will be given to how the following relates to the surrounding properties:
 - a. **Parking** – location and *screening* of vehicular circulation;
 - b. **Outdoor storage, activity, or work areas, and mechanical equipment;**
 - c. **Structure massing, placement, and materials;**
 - d. **Hours of Operation.** Approval may be conditioned upon operation within specified hours to minimize impact on surrounding properties.

5. **Landscaping and additional amenities proposed.** Approval may be conditioned upon additional *landscaping or amenities* being added to the site design.
6. Compatibility with the City of Holland's **Master Plan**.
7. Adequate access to **public services**.
8. **Impact of traffic.** A *Traffic Impact Study* may be required for all *Special Land Uses*.
9. No **detrimental effects** are foreseen due to *noise, vibration, smoke, fumes, odors, dust, glare, and light, etc.* on surrounding properties.
10. Shall be compatible with the **natural environment and conserve natural resources and energy**.

S* SECTION 39-4.04
SPECIAL LAND USES
WITH BASIC STANDARDS
AND SPECIFIC USE
STANDARDS REQUIRED

- A. **List of Special Land Uses with Basic Standards AND Specific Use Standards Required**
1. **Alternative Energy (Wind and Solar)** – All ~~*Zone Districts*~~
 - a. *Wind - All Zone Districts over 40feet tall; principal use I Zone District.*
 - b. *Solar - I Zone District*
 2. **Firearm and Archery Ranges** – CMU and I *Zone Districts*
 3. **Gas Stations** – CMU, GMU, and I *Zone Districts*
 4. **Manufacturing – (High Intensity)** – I *Zone District*
 5. **Marinas** – All *Zone Districts*
 6. **NMU Mixed Use Buildings with 5 or more Attached Dwelling Units** – NMU ~~*Zone District*~~

- 7. **Parking Lots as a Principal Use** – CMU and F *Zone Districts*
- 8. **Parking Structures as the Principal Use** – CMU and F *Zone Districts*
- 9. **Sexually Oriented Businesses** – CMU *Zone District*
- 10. **Vehicle Repair** – NMU *Zone District*
- 11. **Vehicle Sales** – NMU and RMU *Zone Districts*
- 12. **Wireless Communication Facilities** – CMU, I and OS *Zone Districts*
- 13. **Campground** – CMU, OS, and PUD *Zone Districts*

14. BESS - I Zone District

B. Alternative Energy

- 1. **Wind Turbines over 40 feet in height** (Large Scale)
 - a. **Zone Districts Permitted as a Special Land Use:** As an *accessory use* in all *Zone Districts*; as a *principal use* in the I *Zone District*
 - b. **Approving Authority:** *Planning Commission*
 - c. **Additional Review Processes:** For wind turbines **40 feet or less in height**, see Section 39-4.02.B.1.
 - d. **Standards:**
 - 1) **Large scale.** Shall be freestanding. Shall not be considered an *accessory structure*.
 - 2) **Shall comply** with the Basic *Special Land Use* Standards in Sections 39-4.03.B and 39-12.08.
 - 3) **Setbacks.** The minimum setback for the turbine structure shall equal to the maximum *tip height* of the turbine.
 - 4) **No Maximum Tip Height.** There shall be no maximum *tip height*, however, the proposed *height* shall meet all State and Federal regulations and be approved by the West Michigan Airport Authority and the *Planning Commission*. The *Planning Commission* may require a lesser *height*.

- 5) **Minimum Ground Clearance.** The minimum vertical blade tip clearance from *grade* shall be **50 feet**.
- 6) **Shadow Flicker.** Shall not produce off-site shadow flicker.
- 7) **Noise Standards.**
 - a) *Applicant* shall provide an initial sound modeling report and, within 6 months of commencing operation of the wind turbine, a post-construction sound report for the project.
 - b) No wind turbine shall generate audible *noise* that exceeds 45 *dBA* (*Lmax*) or 55 *dBC* (*Lmax*) (*dBC* to *dBA* ratio of 10 *dB* per ANSI standard S12.9 Part 4 Annex D) for any duration, at a *property line*.
 - c) Leq 1-sec shall be used for all measurements and modeling.

2. Solar Panel Arrays as a Principal Use

- a. **Zone Districts Permitted as a Special Land Use:** I *Zone District*
- b. **Approving Authority:** *Planning Commission*
- c. **Additional Review Processes:** Permitted as *accessory freestanding* or *roof-top* per Section 39-4.02.B.2.
- d. **Standards:**
 - 1) **Large scale.** Shall be freestanding solar panel arrays. These standards include all associated equipment and facilities.
 - 2) **The Basic Special Land Use Standards** in Sections 39-4.03.B and 39-12.08 shall be met.
 - 3) **Setbacks.** Shall be set back at least **20 feet** from the nearest *property line* and **100 feet** from the nearest residential dwelling.
 - 4) **Height.** Freestanding principal solar panel arrays shall not exceed **25 feet** in *height*.

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5	Site Design Review Standards
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9. **Manufacturing (Low Intensity)** – CMU and RMU *Zone Districts*
10. **Care Facilities** – HDR for over 20 Occupants, RMU and GMU *Zone Districts*
11. **Power Plants- Non-Wind or Solar** – I *Zone District*
12. **Recreation (Indoor)** – OS *Zone District*
13. **Recreation (Outdoor)** – RMU, GMU, F *Zone Districts*. Note: Public parks are permitted in all *Zone Districts*, including *Zone Districts* where other *outdoor recreation* is prohibited or requires *Special Land Use* Approval.
14. **Religious Institutions** – RMU, GMU, I, and F *Zone Districts*
15. **Research and Development** – GMU *Zone District*
16. **Transportation and Logistics** – CMU *Zone District*

B. Summary of The Basic Special Land Use Standards (Section 39-12.08)

1. The use and the *Site Plan* shall be **consistent with the intent of UDO**.
2. The *Site Plan* shall **comply with all UDO requirements**.
3. The use shall be **designed, constructed, operated, and maintained to be compatible** with *uses* on surrounding properties, and the site design shall minimize the impact of site activity on surrounding properties.
4. **In determining** if these above requirements have been met, consideration will be given to how the following relates to the surrounding properties:
 - a. **Parking** – location and *screening* of vehicular circulation;
 - b. **Outdoor storage, activity, or work areas, and mechanical equipment;**
 - c. **Structure massing, placement, and materials;**
 - d. **Hours of Operation.** Approval may be conditioned upon operation within specified hours to minimize impact on surrounding properties.

5. **Landscaping and additional amenities proposed.** Approval may be conditioned upon additional *landscaping or amenities* being added to the site design.
6. Compatibility with the City of Holland’s **Master Plan**.
7. Adequate access to **public services**.
8. **Impact of traffic.** A *Traffic Impact Study* may be required for all *Special Land Uses*.
9. No **detrimental effects** are foreseen due to *noise*, vibration, smoke, fumes, odors, dust, *glare*, and light, etc. on surrounding properties.
10. Shall be compatible with the **natural environment and conserve natural resources and energy**.

S* **SECTION 39-4.04 SPECIAL LAND USES WITH BASIC STANDARDS AND SPECIFIC USE STANDARDS REQUIRED**

A. List of Special Land Uses with Basic Standards AND Specific Use Standards Required

1. **Alternative Energy**
 - a. **Wind** – All *Zone Districts* over 40 feet tall; principal use I *Zone District*
 - b. **Solar** – I *Zone District*
2. **Firearm and Archery Ranges** – CMU and I *Zone Districts*
3. **Gas Stations** – CMU, GMU, and I *Zone Districts*
4. **Manufacturing – (High Intensity)** – I *Zone District*
5. **Marinas** – All *Zone Districts*

39-4.02 BB

BB. Battery Energy Storage System (BESS) up to or equal to 60 k Wh aggregate energy capacity (Small Scale and Accessory)

1. Zone District Permitted: All Zone Districts as an accessory use
2. Approving Authority: Zoning Administrator
3. Additional Review Process: Special Land Use for large scale and in I zone district as a principal use (Section 39.4.04.O)
4. Standards
 - a. Setbacks –equipment shall maintain a 5 foot setback to all property lines and shall be located in the side or rear yard.
 - b. Height – equipment shall not exceed 6 feet in height in any residential zone and 10 feet in any other zone district.

39-4.04 O

O. Battery Energy Storage System (BESS) greater than 60 k Wh aggregate energy storage capacity (Large Scale or Principal Use)

1. Zone District Permitted as Special Land Use: As an accessory use in HDR, GMU, CMU, RMU, PUD, NMU, ED and A; as a principal use in I Zone District
2. Approving Authority: Planning Commission
3. Additional Review Process: small scale permitted as an accessory use per Section 39-4.02 BB
4. Standards
 - a. The Basic Special Land Use Standards in Section 39-4.03.B and 39-12.08 shall be met.
 - b. Setbacks – equipment shall be located in the side and rear yard for any accessory use
 - c. All equipment shall maintain a 25 foot setback to all property lines and shall be located a minimum of 300 feet from any residentially occupied building on an adjacent property.
 - 1) Height – equipment shall not exceed 10 feet for accessory use and 25 feet for principal use.
 - 2) Screening – equipment that is an accessory use shall be screened from view as determined by the Approving Authority. (Section 39-6.02 and 39-9.08 for applicant regulations).

- c. **Routine maintenance** of a Small Cell Wireless facility, utility pole, or wireless support *structure*;
- d. **Micro Wireless Facility** installation, placement, maintenance, operation, or replacement of that is suspended on cables strung between utility poles or wireless support *structures* in compliance with applicable codes.

Y. Care Facilities

- 1. **Zone Districts Permitted:** HDR; up to 20 occupants
- 2. **Approving Authority:** If *Site Plan* Required: *Planning Commission* or Administrative Staff; If No *Site Plan* Required: Zoning Administrator
- 3. **Additional Review Processes:** *Special Land Use* approval in HDR with over 20 Occupants, RMU and GMU *Zone Districts*, see [Section 39-4.03](#).
- 4. **Standards:**
 - a. **Screened** – All outdoor patios and outdoor recreation areas shall be screened from adjacent residential uses.
 - b. Shall comply with Chapter 26, Article II Residential Care Facilities, of the City Code of Ordinances.

Z. Shelters

- 1. **Zone Districts Permitted:** CMU, RMU, GMU, ED, I, PUD and F Zone Districts
- 2. **Approving Authority:** If *Site Plan* Required: *Planning Commission* or Administrative Staff; If no *Site Plan* Required: Zoning Administrator
- 3. **Standards:**
 - a. Shall comply with Chapter 26, Article I Public Lodging Houses and Shelters, of the City Code of Ordinances

AA. Cemeteries

- 1. **Zone Districts Permitted:** OS
- 2. **Approving Authority:**
 - a. If *Site Plan* required: Administrative Staff, if no *Site Plan* required: Zoning Administrator.

3. Standards:

- a. The cemetery must comply with MCL Act 251 of 1968
- b. No exterior storage of cemetery materials.
- c. All buildings shall meet the setback requirements of the zone district where they are located.
- d. There shall be a 10 foot setback from the side and rear property lines for any burial or earth interment.
- e. Any cemetery that is adjacent to a residential use or residential zone district must meet the residential buffer requirements per section 39-6.02

BB. Battery Energy Storage System (BESS) up to or equal to 60k Wh aggregate energy capacity (Small Scale and Accessory)

- 1. **Zone District Permitted:** All Zone Districts as an accessory use.
- 2. **Approving Authority:** Zoning Administrator
- 3. **Additional Review Process:** Special Land Use for large scale and in I zone district as a principal use (Section 39.4.04.O)
- 4. **Standards:**
 - a. Setbacks - equipment shall maintain a 5 foot setback to all property lines and shall be located in the side or rear yard
 - b. Height - equipment shall not exceed 6 feet in height in any residential zone and 10 feet in any other zone district.

S SECTION 39-4.03 SPECIAL LAND USES WITH BASIC STANDARDS REQUIRED

- A. **List of Special Land Uses and Allowable Zone Districts.** The following uses shall be approved as *Special Land Uses* by the *Planning Commission*, using **The Basic Special Land Use Standards** per Sections [39-4.03.B](#) and [39-12.08](#).

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7	Lighting
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N. Campgrounds

1. **Zone Districts Permitted as a Special Land Use:** OS, CMU, and PUD *Zone Districts*
2. **Approving Authority:** *Planning Commission*
3. **Standards:**
 - a. **The Basic *Special Land Use* Standards** are met per Section 39-4.03.B and Section 39-12.08.
 - b. The campground shall comply with Part 125 of the Public Health Code, Act 368 of 1978, as amended, including required licenses and inspections.
 - c. Minimum Property Area: 5 acres.
 - d. Campsites shall be set back a minimum of **100 feet** from all *property lines*.
 - e. *Retail* uses within the campground shall be no more than 2,000 square feet in area and shall be an *accessory use* to the campground use.
 - f. The property shall be connected to public water and sewer.
 - g. A permanent *building* containing bathrooms and shower facilities shall be provided and shall meet or exceed the minimum number required by the Public Health Code.
 - h. The perimeter of the campground shall be enclosed by a solid *fence* or other screening as determined by the *approving authority*. *Fence* heights and types shall comply with Section 39-9.08.
 - i. Dumpsters shall be centrally located in the campground and a minimum of **100 feet** from all *property lines*.
 - j. Campsite access roads shall be a minimum of **100 feet** from all *property lines*, except for the main entrance driveway that provides access into the campground.
 - k. Outdoor group activities shall be limited to 7AM – 10PM.
 - l. The maximum duration of stay at a campground shall not exceed 29 consecutive days.
 - m. An application and *Site Plan* for a campground shall contain the following:

- 1) Items required by Section 39-12.09;
 - 2) *Landscaping* that complies with Article 39-6;
 - 3) Location of any electrical pedestals and water / sewer connections for individual campsites;
 - 4) Playground equipment (if provided);
 - 5) Any other *amenities* provided at the campground.
- O. **Battery Energy Storage System (BESS) greater than 60 k Wh aggregate energy storage capacity (Large Scale or Principal Use)**
1. **Zone District Permitted as a Special Land Use:** As an accessory use in HDR, CMU, RMU, PUD, NMU, ED and A; as a principal use in I *Zone District*
 2. **Approving Authority:** *Planning Commission*
 3. **Additional Review Process:** small scale permitted as an accessory use per Section 39-4.02 BB
 4. **Standards:**
 - a. **The Basic *Special Land Use* Standards** in Section 39-4.03.B and Section 39-12.08.
 - b. Setbacks - equipment shall be located in the side and rear yard for any accessory use
 - c. All equipment shall maintain a 25 foot setback to all property lines and shall be located a minimum of 300 feet from any residentially occupied building on an adjacent property.
 - 1) Height - equipment shall not exceed 10 feet for accessory use and 25 feet for principal use.
 - 2) Screening - equipment that is an accessory use shall be screened from view as determined by the *Approving Authority*. (Section 39-6.02 and 39-9.08 for applicant regulations).

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6. **Effect of Zoning Pending a Determination.** While a request for reasonable accommodation is pending, all *zoning* regulations, policies, practices, and procedures otherwise applicable to the property that is the subject of the request shall remain in full force and effect.
7. **Appeals.** An *applicant* may appeal a decision by the *Board of Appeals* as provided by statute.

SECTION 39-9.11 BOARDERS

- A. **Intent.** The intent of this section is to enable a property *owner* to rent out **1 room in their dwelling unit to a single boarder** in addition to rooms occupied by a single *family*. Compliance with this section is required prior to renting a room.
- B. **Application.** To request permission for **1 boarder**, the property *owner* shall submit the following information:
 1. **A written description** of the request that includes the property address, property *owner's* name, address, and phone number;
 2. **A dimensioned Site Plan**, delineating areas designated for *off-street parking*, with one *parking space* designated for the boarder;
 3. **A dimensioned building floor plan** of the *dwelling unit*, delineating a minimum of **200 square feet** of area that will be dedicated for use by the boarder;
 4. **A written summary** of any physical changes that will be made to the *building* to accommodate the boarder. Physical changes resulting in additional *dwelling units* shall be prohibited.
- C. **Approval Criteria.**
 1. **The Zoning Administrator shall review** the request and ensure that the property conforms in all respects with *zoning*, housing, *building*, plumbing, heating, and electrical codes, including *Historic District* regulations if applicable, and any other codes or regulations of the City applicable to the construction or rental of residential *dwelling units*. The property shall be registered and inspected as required by **Chapter 14** of the Code of Ordinances.

2. **Habitable Floor Area.** The floor area of the dwelling, exclusive of unfinished *basement* or attic space, shall have a minimum of **200 square feet** of habitable area dedicated exclusively for use by the boarder. Areas dedicated to the boarder shall have interior access to common areas, including living and kitchen areas.
3. **Utilities shall not be separately metered** for each sleeping room.
4. Allowing a boarder **shall not increase** the number of *dwelling units*.
5. Boarders **shall not be allowed** in the **Hope Neighborhood Overlay District**. See Section 39-2.21.
- D. **Approval Time Frame.** Within **5 business days** of receiving a written request, the *Zoning Administrator* shall review the approval criteria and provide a written notification to the property *owner* either approving or denying the request and shall provide the reasons if denied.
- E. **Penalty.** Violations of this Section shall be administered as provided in Sections 14-4.34 (a) and 14-4.38 of the City's Code of Ordinances.

SECTION 39-9.12 ESSENTIAL SERVICES

- A. **Definition.** See Article 39-14 Definitions.
- B. **Examples.** Utility wires and pipes, electrical transformers, lift stations, etc.
- C. **Zone Districts permitted.** *Essential Services* are allowed in all *Zone Districts* without *zoning* approval. This includes BESS that are installed or operated in conjunction with a utility substation for the primary purposes of off-site use through the electrical grid.

SECTION 39-9.13 MEDICAL MARIHUANA (MARIJUANA)

- A. **Definitions.** The following definitions shall apply to this section:
 1. **Marihuana.** This term shall have the meaning given to it in Section 7601 of the Michigan Public Health Code, 1978 PA 368, MCLA § 333.7106, as is referred to in the Michigan Medical Marihuana Act, PA 2008,

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6. **Effect of Zoning Pending a Determination.** While a request for reasonable accommodation is pending, all *zoning* regulations, policies, practices, and procedures otherwise applicable to the property that is the subject of the request shall remain in full force and effect.
7. **Appeals.** An *applicant* may appeal a decision by the *Board of Appeals* as provided by statute.

SECTION 39-9.11 BOARDERS

- A. **Intent.** The intent of this section is to enable a property *owner* to rent out **1 room in their dwelling unit to a single boarder** in addition to rooms occupied by a single *family*. Compliance with this section is required prior to renting a room.
- B. **Application.** To request permission for **1 boarder**, the property *owner* shall submit the following information:
 1. **A written description** of the request that includes the property address, property *owner's* name, address, and phone number;
 2. **A dimensioned Site Plan**, delineating areas designated for *off-street parking*, with one *parking space* designated for the boarder;
 3. **A dimensioned building floor plan** of the *dwelling unit*, delineating a minimum of **200 square feet** of area that will be dedicated for use by the boarder;
 4. **A written summary** of any physical changes that will be made to the *building* to accommodate the boarder. Physical changes resulting in additional *dwelling units* shall be prohibited.
- C. **Approval Criteria.**
 1. **The Zoning Administrator shall review** the request and ensure that the property conforms in all respects with *zoning*, housing, *building*, plumbing, heating, and electrical codes, including *Historic District* regulations if applicable, and any other codes or regulations of the City applicable to the construction or rental of residential *dwelling units*. The property shall be registered and inspected as required by **Chapter 14** of the Code of Ordinances.

2. **Habitable Floor Area.** The floor area of the dwelling, exclusive of unfinished *basement* or attic space, shall have a minimum of **200 square feet** of habitable area dedicated exclusively for use by the boarder. Areas dedicated to the boarder shall have interior access to common areas, including living and kitchen areas.
3. **Utilities shall not be separately metered** for each sleeping room.
4. Allowing a boarder **shall not increase** the number of *dwelling units*.
5. Boarders **shall not be allowed** in the **Hope Neighborhood Overlay District**. See [Section 39-2.21](#).
- D. **Approval Time Frame.** Within **5 business days** of receiving a written request, the *Zoning Administrator* shall review the approval criteria and provide a written notification to the property *owner* either approving or denying the request and shall provide the reasons if denied.
- E. **Penalty.** Violations of this Section shall be administered as provided in Sections 14-4.34 (a) and 14-4.38 of the City's Code of Ordinances.

SECTION 39-9.12 ESSENTIAL SERVICES

- A. **Definition.** See [Article 39-14](#) Definitions.
- B. **Examples.** Utility wires and pipes, electrical transformers, lift stations, etc. This includes *Battery Energy Storage Systems* that are installed or operated in conjunction with a utility substation for the primary purposes of off-site use through the electrical grid.
- C. **Zone Districts permitted.** *Essential Services* are allowed in all *Zone Districts* without *zoning* approval.

SECTION 39-9.13 MEDICAL MARIHUANA (MARIJUANA)

- A. **Definitions.** The following definitions shall apply to this section:

Engineered Plan: Less flexible than a Concept Plan, but not as concrete as a Site Plan, this plan type provides utility and stormwater details and dimension lines for all setbacks and street widths.

Environmental Impact: Influence of a development on the natural or built environment; Environmental Impact Statements (EIS) are designed to measure the impact of a proposal and to recommend appropriate mitigation strategies.

Essential Services: A public or private utility or service that provides electricity, water, sewage removal, gas, communication services, or other similar services. **Includes a Public Utility as defined in PA 299 of 1972 (MCL 460.111)**

Event Venue: Commercial use designed for temporary gatherings of people for entertainment, collaboration, celebration, or other reasons. Examples include: Banquet facilities, community centers, and meeting facilities.

The following uses **shall not fall** under this definition: movie theaters, bowling alleys, arcades, and similar uses, which shall be considered “Recreation – Indoor” and religious institutions, which shall be considered “Religious Institutions.”

F

Feature Zones: The individual parts of a street or other transportation corridor that are designed for a specific function, in order to allow for safe travel by automobiles, pedestrians, transit, and non-motorized vehicles. Examples of Feature Zones include the Walking Zone, the Furnishing Zone, the Parking Zone, and the Vehicle Travel Zone.

Form Based Code: An ordinance that regulates the form and scale of buildings in the private realm in relation to the public realm. The Code is presented in written and diagrammatic form. The Form Based Code (F) Zone District is organized by Regulating Maps and their designation of Sub-Districts, Building Types, Building Frontages, and Building Envelopes, and is located in Article 39-3 of UDO.

Building Envelope: The area a building can be constructed within after accounting for setback and height requirements.

Building Frontage Type: Architectural features that dictate how a building interacts with the street and generally the pedestrian

users of that street. **Form Based Code Building Frontage Types:** Shopfront, Lobby, Forecourt, Arcade, and Common Yard.

Building Type: The type of building that includes the uses a building is designed to include. **Form Based Code Building Types:** Mixed Use, Commercial, Multifamily (5 Units or More), Multifamily (2-4 Units), Townhouse, Parking Structure, Parking Lot, and Landmark Building.

Regulating Plans: Zoning Maps that only depict the Form Based Code Sub-Districts and the building height maximums for each Sub-District.

Sub-District: The 9 Sub-Districts that comprise the Form Based Code (F) Zone District.

Family: A person or group of people meeting at least one of the following descriptions:

1. A person living alone;
2. 2 or more people related by blood, marriage, adoption, or guardianship customarily living together as a single housekeeping unit in a dwelling unit using common cooking facilities as distinguished from a group occupying a hotel, club, religious or institutional building, boarding or lodging house, or fraternity or sorority house;
3. 1 or 2 people living together, with or without children related by birth, adoption or guardianship, as a single housekeeping unit in a dwelling unit using common cooking facilities as distinguished from a group occupying a hotel, club, religious or institutional building, boarding- or lodging house, or fraternity or sorority house; or
4. Up to 4 unrelated people (including boarders) living together as a single housekeeping group in a dwelling unit using common cooking facilities.

Fence: A barrier, railing, buffer or other upright structure, typically of wood, metal or vinyl, enclosing an area of ground, marking a boundary, screening an activity, or creating a visual or physical barrier.

Firearms and Archery Range: An indoor facility that provides opportunities for the safe shooting of firearms and/or arrows.

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Easement: A grant of one or more of the property rights by a property owner to and/or for the use by the public or another person or entity.

Eave: The projecting overhang along the edge of a roof.

Encroachment: The portion of a building, structure, equipment, or sign that intrudes into a required setback, right-of-way or easement.

Engineered Plan: Less flexible than a Concept Plan, but not as concrete as a Site Plan, this plan type provides utility and stormwater details and dimension lines for all setbacks and street widths.

Environmental Impact: Influence of a development on the natural or built environment; Environmental Impact Statements (EIS) are designed to measure the impact of a proposal and to recommend appropriate mitigation strategies.

Essential Services: A public or Municipal utility service that provides electricity, water, sewage removal, gas, communication, or other similar services. Includes a Public Utility as defined in PA 299 or 1972 (MCL 460.111).

Event Venue: Commercial use designed for temporary gatherings of people for entertainment, collaboration, celebration, or other reasons. Examples include: Banquet facilities, community centers, and meeting facilities.

The following uses **shall not fall** under this definition: movie theaters, bowling alleys, arcades, and similar uses, which shall be considered “Recreation – Indoor” and religious institutions, which shall be considered “Religious Institutions.”

F

Feature Zones: The individual parts of a street or other transportation corridor that are designed for a specific function, in order to allow for safe travel by automobiles, pedestrians, transit, and non-motorized vehicles. Examples of Feature Zones include the Walking Zone, the Furnishing Zone, the Parking Zone, and the Vehicle Travel Zone.

Form Based Code: An ordinance that regulates the form and scale of buildings in the private realm in relation to the public realm. The Code is presented in written and diagrammatic form. The

Form Based Code (F) Zone District is organized by Regulating Maps and their designation of Sub-Districts, Building Types, Building Frontages, and Building Envelopes, and is located in [Article 39-3](#) of UDO.

Building Envelope: The area a building can be constructed within after accounting for setback and height requirements.

Building Frontage Type: Architectural features that dictate how a building interacts with the street and generally the pedestrian users of that street. **Form Based Code Building Frontage Types:** Shopfront, Lobby, Forecourt, Arcade, and Common Yard.

Building Type: The type of building that includes the uses a building is designed to include. **Form Based Code Building Types:** Mixed Use, Commercial, Multifamily (5 Units or More), Multifamily (2-4 Units), Townhouse, Parking Structure, Parking Lot, and Landmark Building.

Regulating Plans: Zoning Maps that only depict the Form Based Code Sub-Districts and the building height maximums for each Sub-District.

Sub-District: The 9 Sub-Districts that comprise the Form Based Code (F) Zone District.

Family: A person or group of people meeting at least one of the following descriptions:

1. A person living alone;
2. 2 or more people related by blood, marriage, adoption, or guardianship customarily living together as a single housekeeping unit in a dwelling unit using common cooking facilities as distinguished from a group occupying a hotel, club, religious or institutional building, boarding or lodging house, or fraternity or sorority house;
3. 1 or 2 people living together, with or without children related by birth, adoption or guardianship, as a single housekeeping unit in a dwelling unit using common cooking facilities as distinguished from a group occupying a hotel, club, religious or institutional building, boarding- or lodging house, or fraternity or sorority house; or

1	Toolbox
2	Zone Districts
3	Form Based Code
4	Add'l Use Standards
5	Site Design Review Standards
6	Landscaping/ Green Inf.
7	Lighting
8	Signage
9	General Standards
10	Streets/ Sidewalks/ Driveways
11	Subdivision of Land
12	Processes/ Admin.
13	Non-conformities
14	Definitions

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Note: Commonly used and technical terms that are **italicized** in *UDO* are defined in this Article. In the event that a word or phrase is not defined in this Article, the City shall use the definition as stated in the most recent edition of Webster’s New World Dictionary.

A

Accessible: Public spaces, buildings, and facilities that accommodate people with special needs or disabilities.

Accessory Building or Structure: A subordinate building or structure on the same property as a principal building, such as a shed, garage, or carport.

Accessory Dwelling Unit: An *Accessory Dwelling Unit* (ADU) is a detached *dwelling unit* that is permitted only on properties with a single detached principal *dwelling unit*. ADUs are a lesser size than the principal *dwelling unit* and include a kitchen, a sleeping area, and full bathroom facilities.

Accessory Use: A use naturally and normally incidental to, subordinate to, and devoted exclusively to the principal use on the same property.

Adaptive Reuse: Conversion of a building into a use other than what it was designed for, such as changing a warehouse into gallery space or housing.

Adult Foster Care Facility: A dwelling or establishment that provides supervision, assistance, protection, or personal care and room and board to an adult these facilities are typically licensed by the State. This does not include a licensed home for the aged, nursing home, or a mental hospital.

Air Easement: The ownership or control of airspace development rights over property, such as a building or balconies projecting over public right-of-way areas, such as streets.

Alley: A public or private right-of-way that provides access from a street to the rear or side yards of properties. Alleys are usually located at mid-block locations between two street and provide access to garages and yard areas. An alley is not considered a street.

Amenity: Design features that are valued by the users of a building or public space, such as open space, clubhouses, landscaping, outdoor seating, and public art.

Americans with Disabilities Act of 1990 (ADA): The Federal law that requires public buildings and facilities, including transportation facilities and private property that is open to the public, to be accessible to persons with disabilities.

Applicant: The person or entity requesting an approval under UDO. The owner of a property that is subject to an application for approval under UDO shall always be considered the applicant, although they may designate a representative to complete the application and communicate with the Approving Authority on their behalf.

Approving Authority: The person, agency, committee, or entity responsible for reviewing and making a determination on an application under UDO.

Average Daily Traffic (ADT): The average number of vehicles passing a fixed point in a 24-hour period; a conventional measurement of traffic volume.

Awning: A rooflike shelter of canvas or other material extending over a doorway that is meant to provide protection from precipitation and the sun.

B

Balcony: An open-air outdoor portion of an upper floor that typically projects from a building wall, but may also be recessed with the building mass.

Basement: The portion of a building that is partly or wholly below finished grade. A basement shall not be counted as a floor or story.

Bay or Bay Window: An interior portion of a building that extends beyond the building’s exterior wall and is not supported from below by vertical columns or piers.

Bed and Breakfast: An owner-occupied single detached dwelling unit licensed to provide overnight sleeping accommodations and to serve breakfast to paying guests.

Bike Locking Capacity: The total number of bicycles that can be locked to the Bike Locking Facilities provided on a site, per the manufacturer’s specifications.

Battery Energy Storage System (BESS): One or more devices, assembled together, capable of storing and discharging electricity primarily intended to supply electricity to a building, equipment or to the electrical grid.

1	Toolbox
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Action Request

Requesting Department:

City Manager

Submitted By:

Keith Van Beek

Meeting Date:

July 1, 2026

Agenda Item:

Fiscal Year 2026 Strategic Plan and Business Plan Final Report - VOICE VOTE

Agenda Item #:

12E6.1

Meeting Type:

City Council Regular

Attachments:

Fiscal Year 2026 Strategic Plan and Business Plan Final Report

Suggested Caption / Motion / Recommendation:

It is recommended that City Council accept as information the Fiscal Year 2026 Strategic Plan and Business Plan Final Report.

Summary of Request:

The City of Holland uses a process whereby Council discusses and provides staff with a vision and direction for the upcoming Fiscal Year (FY) (July 1 – June 30). The Council Retreat, typically held in late January, continues to be the primary event that accomplishes this, along with a series of community input opportunities called Coffee with Council. Beginning in FY 2020, Council adopted these results in a Strategic Plan.

An additional component is the Business Plan, which is drafted by staff and approved by Council. This plan communicates how staff intends to utilize resources (the budget) to deliver on goals and objectives (the vision of Council), and on what timeline. During the course of the fiscal year, staff provides quarterly updates on the Business Plan. The attached document is the final report for FY 2026.

This entire process, and specifically the quarterly updates and final report on the Business Plan, is outlined in the Governance Framework and Process Manual. Specifically, as City Manager I am required to provide various reports so that Council can “monitor organizational performance”. While there are many other methods I utilize to keep Council updated throughout the fiscal year, I view the quarterly reports and this final report as a primary method to fulfill this responsibility.

The Strategic Plan and Business Plan are an extremely positive reflection of the progress and amount of work that the entire City organization completed over the last year. This includes all elements of the City; Council, Boards and Committees, volunteers, the community, and of course our employees. Following its acceptance as information, we will proudly include this final report on the City's website.

Financial Information:

Total Cost:

General Fund Cost:

Included in Budget: Yes No N/A

If not included in budget, recommended funding source:

Action is related to the Strategic Plan and Business Plan:

Goal:

- 1: To Maintain and Improve a Strong Financial Position
- 2: To Enhance Connections with Stakeholders
- 3: To Continually Improve the City Organization
- 4: To Provide Quality Services to All Stakeholders

Objective:

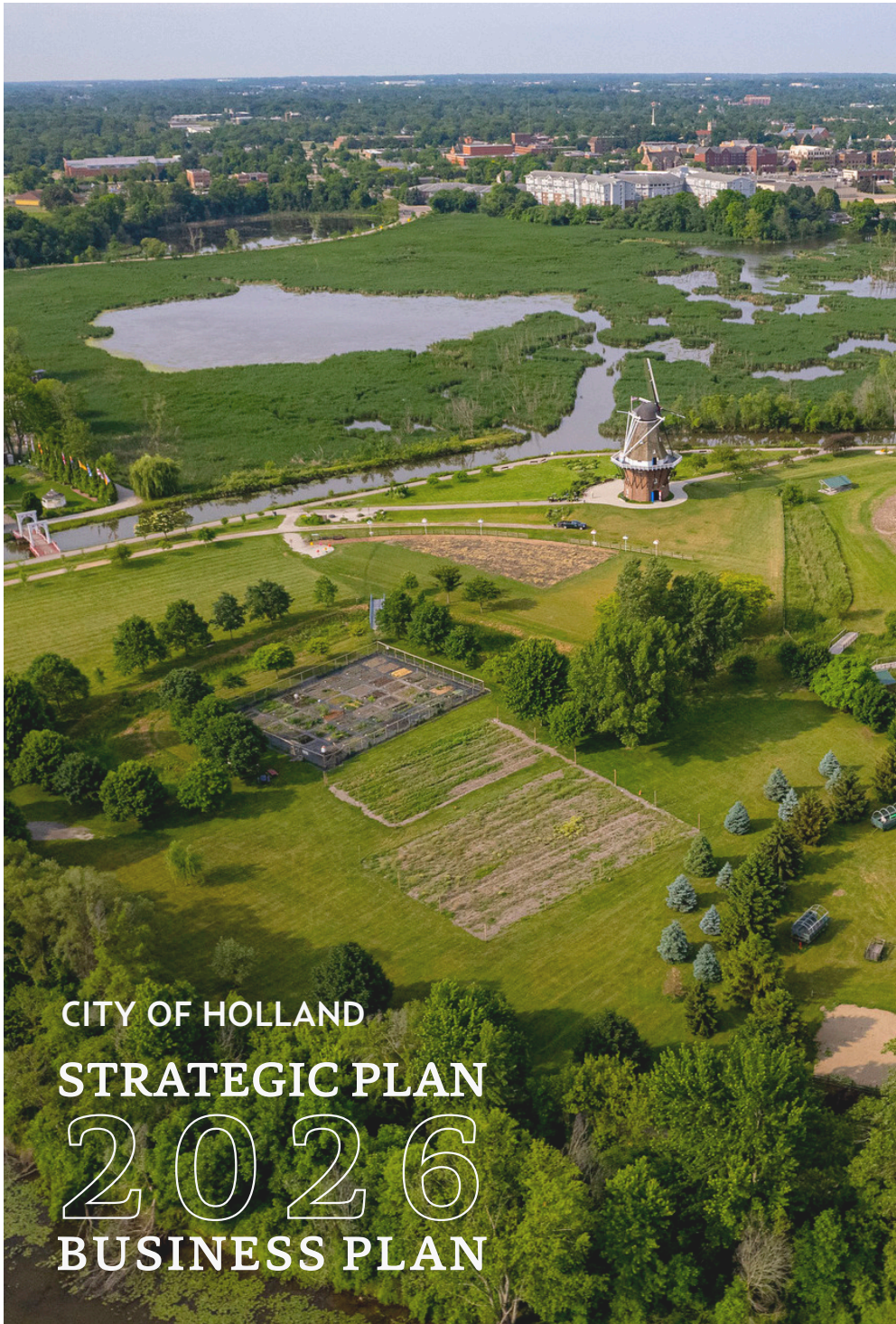
City Manager: **Recommended** **Not Recommended** **Without Recommendation**

Board / Commission / Committee Approval Date:

May 14, 2025

Board / Commission / Committee Name:

City Council



CITY OF HOLLAND
STRATEGIC PLAN
2026
BUSINESS PLAN

Final Report
Fourth Quarter Progress Report, April - June 2026
Council Action 26.XXX | July 1, 2026

FISCAL YEAR 2026 STRATEGIC PLAN HIGHLIGHTS

Goal 1: Maintain & Improve a Strong Financial Position

- Continue to adopt balanced budgets and improve our fund balance position.
- Continue to adopt and refine our long term financial forecasting.
- Citizens approved the Headlee Override ballot proposal.
- Amended the Housing Development Support Policy, and continue discussions to evaluate further improvements relating to housing tax increment financing.
- Moved to the health insurance POOL to manage cost of quality employee health insurance.
- Implemented several changes to lower and manage cost of unfunded pension liability.
- Significant grant and private contributions towards projects.

Goal 2: To Enhance Connections with Stakeholders

- Continue to see tangible results in the housing sector due to partnerships with area housing non-profits.
- Holland Youth Advisory Council (HYAC) is a model program, connecting youth from the region to governance.
- The Ambassador Academy experienced a successful second year, and has generated Board, Commission, Committee (BCC) volunteers and employees at the City and Holland Board of Public Works (HBPW).
- The Frost Center at Hope College completed and reported positive results from the biennial Citizen Survey.
- Council receives regular list of community events to attend, maintaining important connections within the community.
- The City media team regularly promotes and maintains active communications to the community on City happenings.

Goal 3: To Continually Improve the Organization

- Ice Park experienced a very successful opening and first year of operation.
- Secured an \$11.25 million grant to continue progress on Waterfront Holland.
- Holland City Fiber is scheduled to complete buildout later in 2026, and is experiencing successful adoption rates.
- Successful negotiation of both Union contracts prior to expiration of agreements. Continue to be able to offer competitive compensation packages.
- Council maintains the governance framework and is an effective governing body for the community.
- Council is actively working on the Housing Support Policy and evaluating significant developments that want to locate and invest in our City.

Goal 4: To Provide Quality Services to All Stakeholders

- Continued “fix-it-first” maintenance of infrastructure and buildings and equipment across the organization.
- Completion of significant projects to support City work, including; Ice Park, park improvements such as Lugers Park, and proceeding with Recycling Center, Bike Park, and more.
- Council approved Transportation department budgets which provide additional funding for road and non-motorized networks.
- Overall organization/staffing capacity and culture at City and HBPW provide consistent results on strategic plan goals for the benefit of the community.

1 To Maintain and Improve a Strong Financial Position

What do we want to accomplish:	What we will do to get there: Strategy, Tactic, and Deliverable	Assignment and Timeline	Fourth Quarter Update: Current Status of Goal
1.1 Adopt a balanced budget.	Provide necessary information for City Council to make key decisions in order to adopt, maintain, and prepare for future balanced budgets.	Finance, City Manager City Council Adopt budget first meeting in May	Council adopted a balanced budget in May. New fiscal year begins on July 1.
1.2 Adopt, maintain, and regularly review long term financial planning documents.	City Council adopts and staff regularly improves and updates key financial documents including; the financial forecast, 50-year Municipal Capital Plan, and 10-year Streets Infrastructure Plan.	Finance, Assistant City Manager, Transportation, City Manager, City Council Adopt annually as part of the budget in May	Council adopted as part of the annual budget in May the long term financial forecast, Municipal Capital Plan and Streets Infrastructure Plan.
1.3 Research and evaluate the options to consider presenting a "Headlee Override" to citizens, while maintaining the current tax rate.	Further discuss with City Council and collect the necessary information to make a decision and develop a plan for this potential ballot initiative.	Finance, City Manager, City Council FY2026	This was accomplished when citizens approved the Headlee Override Ballot proposal on November 4.
1.4 Grow the City tax base, while balancing the impacts of growth on quality of life and service provision.	Continue efforts to make the City desirable, attracting residential, commercial, and industrial investment.	All Departments Lakeshore Advantage Ongoing	Three (3) IFT abatements were approved this quarter, and Council approved a brownfield grant. Significant projects continue to be proposed and approved by Planning Commission.
1.5 Maintain regular use and review of economic development and housing support policies, with an emphasis on the addition of housing choice and availability.	City will continue to consider policies and projects to enhance our strategies and consider projects to achieve our stated goals.	CNS, Finance, City Manager, Lakeshore Advantage, City Council Ongoing	Conversation and potential projects continue to be presented for final Council consideration.
1.6 Implement strategies to address pension and other post-employment benefit (OPEB) liabilities.	Continue to monitor existing and develop new strategies to address pension and OPEB liabilities.	Finance Ongoing	New health plan structure is in place and agreements were approved in April to further limit our MERS pension liabilities.
1.7 In support of long term financial planning, maintain a focus on infrastructure and facility maintenance, being good stewards of what we have.	Maintain, encourage and continually focus on a "fix-it-first" approach to all infrastructure and facilities, with funding and staff resources devoted to this mindset.	Finance, Transportation, Parks and Recreation, Assistant City Manager, City Manager Ongoing	Council continues to approve budgeted projects to maintain existing infrastructure. Several grants were also received to maintain and improve infrastructure.
1.8 Closely monitor the economic market and conditions that impact the cost of construction and maintenance. Communicate and alter plans as needed.	Staff will monitor and communicate with City Council changes that impact project and infrastructure plans.	Finance, Transportation, Assistant City Manager, City Manager, City Council Ongoing	This occurs on an ongoing basis, especially in an inflationary environment. To date we have not had to scale back budgeted plans.

2 To Enhance Connections with Stakeholders

What do we want to accomplish:	What we will do to get there: Strategy, Tactic, and Deliverable	Assignment and Timeline	Fourth Quarter Update: Current Status of Goal
<p>2.1 Maintain and enhance an overall posture in support of partnerships and collaborations; public, private and non-profit.</p>	<p>Continue a posture of openness to community partners, supporting or actively collaborating in areas of operational jurisdiction.</p>	<p>All Departments Ongoing</p>	<p>This overall posture continues in multiple areas, including; significant progress on housing projects with non-profit partners, ribbon-cutting of splash pad and groundbreaking for bike park.</p>
<p>2.2 Continue work on the priority of Diversity, Equity, Inclusion and Accessibility (DEIA), recognizing the importance of external partnerships.</p>	<p>Maintain partnerships and support with other organizations so that we continue to become a larger community that is diverse, equitable, inclusive and accessible. Examples include; LAUP, OTL, Downtown PSD, and others.</p>	<p>Human Relations, All Departments Ongoing</p>	<p>Partnerships and the 2026 list of events has launched, including celebrations such as Juneteenth, Fiesta, Pride, and the International Festival.</p>
<p>2.3 Continue work and discussions with partner tax authorities and organizations; including, MAX transit, Lakeshore Advantage, Outdoor Discovery Center, Holland Public Schools, and others as needed.</p>	<p>As initiatives and needs arise, discuss collaborations (likely in study sessions) with City Council on areas of operational jurisdiction (i.e., MAX transit and bus stops).</p>	<p>City Manager, City Council Ongoing</p>	<p>Lakeshore Advantage and Outdoor Discovery Center will provide updates at the July 8 study session. MAX and Holland Public Schools had successful millage renewals.</p>
<p>2.4 Maintain and expand programs that connect citizens to city government, increasing city engagement and improving civic discourse.</p>	<p>Support the second Holland Ambassador Academy in the Fall, connecting residents to City operations.</p>	<p>Public Information Specialist, All Departments, City Manager, City Council Ongoing</p>	<p>Preparations for the Ambassador Academy are underway, with application process going live in July.</p>
<p>2.5 City Council participates in trainings and community events, having ample opportunity to connect with the community.</p>	<p>City Council has a budget and is informed and regularly attends trainings and community events.</p>	<p>Mayor, City Council Ongoing</p>	<p>Mayor and members of Council are regularly informed through email and a monthly newsletter of training opportunities and community events taking place.</p>
<p>2.6 Maintain and improve communications about the City and citizen engagement opportunities.</p>	<p>Provide a budget and staffing resources to maintain effective communication plans. Remember a focus on what the City role is and is not on certain topics.</p>	<p>Public Information Specialist, All Departments, City Council Ongoing</p>	<p>The Frost Center presented the biennial Citizen Survey results to Council at the April 22 study session.</p>
<p>2.7 Continue to implement recommendations of the Board/Committee/Commission (BCC) report, connecting citizens with potential volunteer openings.</p>	<p>Improve communication tactics and strategies to inform and engage citizens to serve on our BCCs. Expand use of videos to existing BCCs to update on City news and provide education.</p>	<p>City Council, All Departments Ongoing</p>	<p>Council regularly approves appointments to BCCs. We continue to utilize the West Coast Connect platform to help engage with our diverse community. Also seen great success from the Ambassador Academy, and participants of the program volunteering on BCCs.</p>

3 To Continually Improve the City Organization

What do we want to accomplish:	What we will do to get there: Strategy, Tactic, and Deliverable	Assignment and Timeline	Fourth Quarter Update: Current Status of Goal
<p>3.1 Maintain and regularly review the governance framework and process manual and review of citizen survey results.</p>	<p>Provide reporting and time for City Council to evaluate the governance framework and citizen survey.</p>	<p>City Council Ongoing</p>	<p>Council reviewed the governance framework at the January retreat. Citizen Survey results were presented at the April 22 study session.</p>
<p>3.2 Stay updated and involved with partners (Michigan Municipal League) to evaluate and be involved on the impacts of Federal and State legislation.</p>	<p>The City is connected with effective partners to understand potential impacts of Federal and State legislation, and take steps to mitigate and influence that legislation.</p>	<p>City Manager, City Council Ongoing</p>	<p>Council approved in the budget funding for a lobbying contract. Staff maintains regular dialogue on legislative matters through the MML and other associations and local partners (West Coast Chamber meetings).</p>
<p>3.3 City effectively invests in the human resources and talent of our organization, enhancing our ability to attract, train, and retain talent. City maintains the systems to perform regular performance evaluations and provides effective staff development and training.</p>	<p>The City has adequate resources and staffing to provide for training and development, competitive wage and benefit packages, and utilizes good systems to hire, evaluate, and retain employees. The City also manages organizational growth and workloads/projects to have effective staffing levels.</p>	<p>Human Resources, Finance, City Manager Ongoing</p>	<p>Successfully completed Union contracts with police and fire prior to the expiration of the existing agreements. Council approved budgets and wage increases, along with a new health insurance structure to maintain competitive compensation. Strong participation of employees in training programs.</p>
<p>3.4 City staff monitors and recommends and City Council discusses impacts of community growth, strategically managing growth and impacts on the community and services.</p>	<p>Through staff and the Planning Commission, policy decisions by City Council, and service level impacts on staffing, the City strategically manages community growth.</p>	<p>City Council, All Departments Ongoing</p>	<p>Council went on a bus tour of the City to look at past/present/future development and housing. This helps prepare for pending policy decisions on the housing support policy.</p>
<p>3.5 Maintain and enhance the culture of collaboration and teamwork among City departments, including a focus on internal DEIA work.</p>	<p>A partnership among employees and expectation for a strong culture is cultivated. The DEIA Employee Committee is active and advancing their work.</p>	<p>All Departments Ongoing</p>	<p>Administration lunches across City departments are currently in process. The DEIA committee regularly holds "Know Your Community" luncheons which are well attended.</p>
<p>3.6 Implement large project work: Holland City Fiber, Ice Park, management of Holland Civic Center Place (HCCP), Recreation Center planning, Waterfront Holland, and Headlee Rollback vote.</p>	<p>Resources and staffing are provided to move large projects forward for consideration and completion.</p>	<p>City Council, City Manager Ongoing</p>	<p>Ice Park is transitioning to an active off-season of activity. Holland City Fiber is nearing buildout. Council approved the budget and bonding process for the Recreation Center. Secured an \$11.25 million grant for Waterfront Holland.</p>
<p>3.7 Review, improve, and implement a system for City policies.</p>	<p>Investigate and propose to City Council an improved system to catalogue City policies.</p>	<p>City Manager July 2026</p>	<p>An area of focus and priority later in 2026.</p>

4 To Provide Quality Services to All Stakeholders

What do we want to accomplish:	What we will do to get there: Strategy, Tactic, and Deliverable	Assignment and Timeline	Fourth Quarter Update: Current Status of Goal
<p>4.1 Public Safety - create and maintain a safer community for all residents and visitors through partnerships and trust within the community, prevention and risk reductions, and consistent professional responses to calls for service.</p>	<p>Specific areas of emphasis include: fully operational in new and renovated fire stations, receive new fire engine, obtain police re-accreditation, continue strategic planning and action plans, on-going staffing transitions/succession, and maintaining a strong culture with an emphasis on training and continued improvement.</p>	<p>Police and Fire Operations</p> <p>Ongoing</p>	<p>Council approved the transition to a consistent platform for bodycams, dashcams, tasers, and the software systems to support this critical infrastructure.</p>
<p>4.2 Community and Neighborhood Services - provide a vibrant and sustainable community that is a great place to live, work, and play.</p>	<p>Specific areas of emphasis include: housing policy review and use, plan future implementation of South Washington corridor study, neighborhood bench pilot, achieve plan for recycling center, prep RFP for solid waste contract, manage continued high level of inspections and industrial expansions.</p>	<p>Community and Neighborhood Services</p> <p>Ongoing</p>	<p>Approved a new solid waste contract and agreements to proceed with the Recycling Center. Also finalized steps to move forward with greenhouse transition.</p>
<p>4.3 Parks and Recreation - provide a beautiful community with ample leisure and recreation options. Provide well-maintained facilities for staff to serve the community.</p>	<p>Specific areas of emphasis include: final preparation for and implement Ice Park operations, continued planning for Recreation Center, fix-it-first approaches to maintenance, and larger projects including Bike Pump Track, Greenhouse, and Van Raalte Farm improvements.</p>	<p>Parks and Recreation</p> <p>Ongoing</p>	<p>Ice Park is transitioning to "off-season" programs. Groundbreaking at Bike Park. Continued success in utilizing volunteers to maintain park system. Support for active Tulip Time season.</p>
<p>4.4 Transportation Services - provide a safe, well-maintained and effective infrastructure and motor pool.</p>	<p>Specific areas of emphasis include: maintain our asset management system, work with Finance to fine-tune long term planning documents and processes, utilize engineering staff on more projects and grant opportunities, continue growth of street crew capabilities for paving work, and continued management of fleet maintenance growth and challenges.</p>	<p>Transportation Services</p> <p>Ongoing</p>	<p>Beginning an active construction season, with road, sidewalk, road crossings, demonstration bike lane projects. Budget approvals included increased focus and money in several areas.</p>
<p>4.5 HBPW - provide competitive, reliable, and innovative public utility solutions in a socially, environmentally, and financially responsible manner.</p>	<p>Specific areas of emphasis include: continue implementation of Holland City Fiber, demand management strategies in the water utility, see completion of elective pay filing on anaerobic digester, partner with City on Strategic Development review, continued capital projects/investments.</p>	<p>HBPW</p> <p>Ongoing</p>	<p>Approaching build out of Holland City Fiber. HBPW Board completing in-depth strategic review of each utility, focusing on long-term strategies.</p>
<p>4.6 Management and Administrative Services - provide effective leadership and support for citizens and operations.</p>	<p>Specific areas of emphasis include: evaluation of Headlee Rollback, advance Waterfront Holland considerations, continue completion of large capital projects, attain stability of new financial software system, and continued training for employees.</p>	<p>City Manager, Finance, Human Resources, Clerk, and Human/International/Youth Relations</p> <p>Ongoing</p>	<p>Continued active management of projects and activities throughout this business plan update. Quarterly focus on budget approval, grant for Waterfront Holland, and regional partnerships.</p>
<p>4.7 Downtown Group - provide a vibrant downtown that is a place of choice for all stakeholders.</p>	<p>Specific areas of emphasis include: WIG capital investments, improvement and stability at HCCP, streetscape refresh planning, new websites, and navigate the growth and new projects proposed for downtown.</p>	<p>Assistant City Manager, DDA, PSD, WIG, & HCCP</p> <p>Ongoing</p>	<p>Eliminated in-house catering at HCCP to improve financials. Launched extensive programming for summer season.</p>



CITY OF HOLLAND

270 S. River Avenue
Holland, MI 49423

GET IN TOUCH

(616) 355-1310
www.cityofholland.com
manager@cityofholland.com





Action Request

Requesting Department:

Mayor

Submitted By:

Nathan Bocks

Meeting Date:

July 1, 2026

Agenda Item:

Mayoral Appointment and Reappointments to City Commissions - VOICE VOTE

Agenda Item #:

14A

Meeting Type:

City Council Regular

Attachments:

IRC Application

Suggested Caption / Motion / Recommendation:

It is recommended that City Council approve the appointment of Devin Goulooze to the International Relations Commission for his first term expiring on June 30, 2029; approve the reappointment of Victoria (Tory) Fahrion to the Human Relations Commission term expiring June 30, 2029; and approve the reappointments Nate Bosch and Dave De Block to the Planning Commission terms expiring June 30, 2029.

Summary of Request:

Please approve the appointment of:

- Devin Goulooze to the **International Relations Commission** for his first term, said term expiring on June 30, 2029. Mr. Goulooze will fill a vacant seat on the Commission.

Please approve the reappointments of:

- Victoria (Tory) Fahrion to the **Human Relations Commission** for her second term, expiring on June 30, 2029.
- Nate Bosch to the **Planning Commission** for his second term, expiring on June 30, 2029.
- Dave De Block to the **Planning Commission** for his fourth term, expiring on June 30, 2029.

Financial Information:

Total Cost:

\$0

General Fund Cost:

\$0

Included in Budget: Yes No N/A

If not included in budget, recommended funding source:

Action is related to the Strategic Plan and Business Plan:

Goal:

2: To Enhance Connections with Stakeholders

Objective:

2.7: Continue to implement recommendations of the Board/Committee/Commission (BCC) report, connecting citizens with potential volunteer openings.

City Manager:

Recommended

Not Recommended

Without Recommendation

Board / Commission / Committee Approval Date:

Board / Commission / Committee Name:

N/A

From: [City of Holland](#)
To: [Mallory Huizenga](#)
Subject: Application for Boards, Commissions, and Committees - Devin Goulooze
Date: Monday, June 1, 2026 2:27:56 PM

This sender is trusted.

City of Holland

Application for Boards, Commissions, and Committees

Entry Details

APPLYING FOR: International Relations Commission – No
residency requirement

PERSONAL INFORMATION

NAME Devin Goulooze

ADDRESS 241 W 29th St., Holland, Michigan 49423

PHONE (616) 834-8433

DATE OF BIRTH

██████████

EMAIL d.goulooze@cityofholland.com

PLEASE CHECK THE APPROPRIATE
RESPONSE: City Resident

EDUCATION

DO YOU HAVE A HIGH SCHOOL
DIPLOMA OR HIGH SCHOOL
EQUIVALENCY (I.E. GED)? Yes

DO YOU HAVE AN UNDERGRADUATE
DEGREE FROM A COLLEGE OR
UNIVERSITY? Yes

DO YOU HAVE A GRADUATE DEGREE FROM A COLLEGE OR UNIVERSITY?

No

DO YOU HAVE ANY OTHER SPECIALIZED TRAINING OR CERTIFICATIONS?

Yes

EMPLOYMENT HISTORY

Item 1

OCCUPATION

Appraiser

EMPLOYER

City of Holland

DATES OF EMPLOYMENT (MONTH/YEAR)

10/01/2013 - Present

EXPERIENCE

HAVE YOU EVER ATTENDED A MEETING OF THE BOARD, COMMISSION, OR COMMITTEE FOR WHICH YOU ARE APPLYING?

No

PLEASE BRIEFLY DESCRIBE YOUR UNDERSTANDING OF THE RESPONSIBILITIES OF THE BOARD, COMMISSION, OR COMMITTEE FOR WHICH YOU ARE APPLYING

To foster and strengthen relationships, and serve as a bridge, between the City of Holland and its international partners.

WHAT PARTICULAR TALENTS OR SKILLS WOULD YOU BRING TO THE BOARD, COMMISSION, OR COMMITTEE FOR WHICH YOU ARE APPLYING?

I am comfortable reviewing information, asking questions, and making decisions based on facts and long-term community interests. I would bring a practical perspective, attention to detail, and a willingness to learn from others with more direct international relations experience.

PLEASE DESCRIBE YOUR INVOLVEMENT IN, OR AFFILIATION WITH, ANY PROFESSIONAL ASSOCIATIONS

Member of the Michigan Assessors Association. I regularly participate in continuing education and professional development related to property assessment, taxation, and local government administration.

MISCELLANEOUS

DID YOU REVIEW THE TYPICAL MEETING TIMES FOR THE BCC FOR WHICH YOU ARE APPLYING? Yes

ARE YOU ABLE TO ATTEND MEETING DURING THESE HOURS? Yes

WHY DO YOU WISH TO BE A MEMBER OF THE BOARD, COMMISSION, OR COMMITTEE FOR WHICH YOU ARE APPLYING? I was encouraged to apply, international relations is not my professional background but I see the value in opportunities that promote cultural understanding and strengthen Holland's connections - I am unsure as to what tangible value I would bring to this board but hope to be supportive and helpful

HAVE YOU EVER BEEN CONVICTED OF A FELONY? No

SIGNATURE Captured

TODAY'S DATE 6/1/2026