

CHARTER TOWNSHIP OF GRAND RAPIDS

COUNTY OF KENT, MICHIGAN

At a regular meeting of the Township Board of the Charter Township of Grand Rapids, held in the Township Hall, 1836 East Beltline Avenue, N.E., Grand Rapids, Michigan, on the ____ day of _____, 2020, at 7:00 p.m.

PRESENT: _____

ABSENT: _____

The following ordinance was offered by Member _____ and supported by Member _____.

ORDINANCE NO. 528

AN ORDINANCE TO AMEND THE ZONING ORDINANCE
OF THE CHARTER TOWNSHIP OF GRAND RAPIDS

[C General Commercial District: Distribution Center and
Indoor Self-Service Storage Facility]

THE CHARTER TOWNSHIP OF GRAND RAPIDS ORDAINS:

Section 1. **Definitions.** The Zoning Ordinance of the Charter Township of Grand Rapids is hereby amended by the amendment of Section 2.2 thereof, Definitions, A-E, and by the amendment of Section 2.3 thereof, Definitions, F-L, by including respectively the following as (1) Definition 15 of Section 2.2 in the place of current Definition 15 of that section, and (2) Definition 12 of Section 2.3 in the place of current definition 12 of that section; and by correspondingly re-numbering current Definition 15 as Definition 16 and current Definition 12 as Definition 13, and re-numbering the remaining definitions in Sections 2.2 and 2.3:

Section 2.2 **Definitions, A-E . . .**

15. **Distribution Center.** An existing building, or portion of an existing building, and site operated by an establishment engaged in receiving by motor vehicles, unloading, temporary indoor storage and re-loading for transshipment or re-delivery to the ultimate consumer or a package delivery service for delivery to the ultimate consumer by motor vehicle of products,

merchandise, cargo and other goods, with private office directly associated with the distribution center. A distribution center does not include a truck terminal or a warehouse.

Section 2.3 Definitions, F-L . . .

- 12. **Indoor Self-Service Storage Facility.** An existing building, or portion of an existing building, consisting of limited-size, individual, enclosed units or spaces that are rented, leased or owned by customers for only storage of personal or business goods, objects, or supplies, but not including individual storage units that have direct pedestrian or vehicular access from outside the building.

Section 2. **Distribution Centers and Indoor Self-Service Storage Facilities in C General Commercial District.** The Zoning Ordinance of the Charter Township of Grand Rapids is hereby amended by the amendment of Table 12.3 of Section 12.3 thereof (1) to add Special Uses 14 and 15 as follows:

Section 12.3 Special Land Uses. The special land uses specified in Table 12.3 may be permitted if approved by the Planning Commission under Chapter 24:

Table 12.3 Special Land Uses	
Special Land Use	Regulation or Exception
14. Distribution center in an existing building.	As defined.
15. Indoor self-service storage facility in an existing building.	As defined.

Section 3. **Distribution Center and Indoor Self-Storage Facilities – Special Land Use Standards.** The Zoning Ordinance of the Charter Township of Grand Rapids is hereby amended by the amendment of Section 24.13.B., Special Use Design Standards Applicable to Certain Special Uses, by the addition of subsections 19 and 20 thereto as follows:

- 19. **Distribution Center.**
 - a. A distribution center shall be located in an existing building of at least 50,000 square feet of gross floor area and on a site for such use of at least ten (10) acres. An existing building for purposes of this

subsection is one originally built for retail or similar commercial purposes and which is being repurposed for this use.

- b. A distribution center building shall not be located on a private street right-of-way.
- c. Truck docks and overhead doors shall be located at least 175 feet from a residential zoning district or dwelling, or 100 feet if separated by a public street right-of-way, and they shall be oriented away from, or shall be sufficiently screened from, an adjacent residential zoning district or public right of way.
- d. Truck parking and maneuvering areas shall be configured and be sufficient in area to avoid traffic congestion or unsafe conditions on the site.
- e. A distribution center shall be so located in relation to applicable truck routes so as to avoid congestion or unsafe traffic conditions on public streets.
- f. Off-street parking shall comply with Section 28.7.4.ee; off-street loading spaces and locations shall comply with Section 28.9.
- g. The Planning Commission or Site Plan Review Committee may require additional limitations or protective measures to avoid serious adverse effects of the use on other lands or on other uses on the site.

20. Indoor Self-Service Storage Facility.

- a. An indoor self-service storage facility ("Facility") shall be located only in an existing building of at least 50,000 square feet and on a site for such use of at least ten (10) acres. An existing building for purposes of this subsection is one originally built for retail or similar commercial purposes and which is being repurposed for this use.
- b. A Facility shall not be located on a private street right-of-way.
- c. Overhead doors, building entrances and loading bays or areas of a Facility shall be located at least 175 feet from a residential zoning district or any dwelling, or 100 feet if separated by a public street right-of-way, and they shall be oriented away from, or shall be sufficiently screened from, an adjacent residential zoning district or public right of way.
- d. Motor vehicle parking and maneuvering areas on the site shall be configured and be sufficient in area to avoid traffic congestion or unsafe conditions on the site.

- e. The use of an individual storage unit shall be limited to the deposit, storage and removal of personal or business goods, objects and supplies. Storage units shall not be used for any residential, office or workshop use.
- f. Storage units or any other part of the Facility shall not be used for manufacturing, fabrication, or process of goods or commodities, or the servicing or repair of motor vehicles, appliances, or other equipment, nor for any industrial activity.
- g. Retail sales of any kind, including garage or estate sales or auctions, or similar commercial activity, are prohibited.
- h. Storage of flammable, perishable or hazardous materials or the keeping of animals in any individual storage unit is prohibited.
- i. A Facility may include an office for the use of the operator of the Facility business.
- j. Outdoor storage is prohibited, including the outdoor storage of vehicles and the presence or use of outdoor storage pods and shipping containers.
- k. Access to individual storage units in the Facility shall be only from the interior of the building.
- l. Electrical service to individual storage units shall be for lighting and climate control only. No electric outlets shall be permitted inside individual storage units.
- m. A Facility shall not be operated, nor shall it permit customer or tenant access, between the hours of 11:00 p.m. and 5:00 a.m.
- n. Individual storage units shall not be premises for the purpose of obtaining a legal address for a business license or other business purpose.
- o. Off-street parking shall comply with Section 28.7.4.ee; off-street loading spaces and locations shall comply with Section 28.9.
- p. The Planning Commission or Site Plan Review Committee may require additional limitations or protective measures to avoid serious adverse effects of the use on other lands or on other uses on the site.

Section 4. **Parking and Loading - Distribution Center and Indoor Self-Service**

Storage Facility. The Zoning Ordinance of the Charter Township of Grand Rapids is hereby amended by the amendment of (1) Section 28.7.4, to add subparagraph ee; (2) Section 28.7.4 to add subparagraph ff; and (3) Section 28.9.7, in Chapter 28, Off-Street Parking and Loading, as follows:

Section 28.7. Schedule of Off-Street Parking Requirements. Each use shall provide parking spaces in conformance with the following schedule of requirements:

Use	Number of Motor Vehicle Parking Spaces Required per Unit of Measure
4. Retail and Service Uses.	
ee. Distribution Center	One space for each non-office employee during the largest shift, plus five, and in addition as required for general office use for the office area in the building. Spaces for temporary truck parking shall be of sufficient width and length to accommodate the largest truck using the distribution center.
ff. Indoor Self-Service Storage Facility	One space for each 10 storage units, plus 5 spaces.

Section 28.9. Off-Street Loading Requirements.

7. Off-street loading spaces shall be no closer than the greater of the minimum required setback, or 50 feet from any residential zone unless such space is wholly within a completely enclosed building or enclosed on all sides by a wall or a uniformly painted solid board or masonry fence of uniform appearance not less than six feet in height; provided, however, that off-street loading spaces for a distribution center and for an indoor self-service storage facility shall be located and screened in accordance with the applicable provisions for the use and as determined by the Site Plan Review Committee.

Section 5. **Publication/Effective Date.** This Ordinance shall become effective seven days after its publication or seven days after the publication of a summary of its provisions in a local newspaper of general circulation.

AYES: _____
NAYS: _____

ORDINANCE DECLARED ADOPTED.

Michael J. DeVries, Township Supervisor

Edward J. Robinette, Township Clerk

I hereby certify that the foregoing is a true and complete copy of an Ordinance adopted by the Township Board of the Charter Township of Grand Rapids at a regular meeting held on the date first stated above, and I further certify that public notice of such meeting was given as provided by law.

Edward J. Robinette, Township Clerk

First Reading: _____

Second Reading: _____

Ordinance becomes effective: _____