

**VERGENNES TOWNSHIP, KENT COUNTY, MICHIGAN  
ZONING ORDINANCE AMENDMENT**

**Ordinance 2003-1**

**Adopted 1-20-2003**

An ordinance to amend certain portions of Chapter 3, "I" Industrial District, of the Vergennes Township Zoning Ordinance.

The Township of Vergennes hereby ordains to amend Sections 201.309 B. and C. of the "I" Industrial District, adding language to allow multi-tenant buildings under 10,000 square feet as permitted uses and above 10,000 square feet as special uses. The amended sections read as follows:

- B. *Permitted uses.* Land and/or buildings may be utilized for the following permitted uses subject to the standards outlined below and subject further to site development plan approval under the procedures and criteria outlined in section 201.502 D, site development plan review procedures.
  - 1. Use and development of separate individual lots or building sites for the following purposes provided that not more than one (1) such use shall occupy any one (1) lot and that such use does not exceed twenty eight thousand (28,000) square feet of building floor area or employ thirty (30) or more persons on-site during any one shift.
    - a. Warehouses, cold storage and transfer buildings, excluding bulk storage of petroleum, chemicals, garbage, rubbish, scrap materials or raw materials.
    - b. Tool, die and gauge and machine shops, pattern makers.
    - c. Mini-storage facilities.
    - d. Printing and publishing.
    - e. Essential services (See sections 201.202 and 201.411).
    - f. Parts assembly.
    - g. Cabinet making shops.
    - h. Office buildings when accessory to a permitted industry.
    - i. Wireless communication facilities subject to Section 201.432.
    - j. Accessory buildings and uses customarily incidental to the permitted uses when located on the same lot or parcel of

land.

- k. Vehicle repair shops providing all vehicles and materials are kept within a building or in an area well screened from the view of nearby properties and roadways.
  - l. Research and development establishments and laboratories.
  - m. Construction contractors such as plumbing, heating and electrical providing parts are stored indoors.
  - n. Contractors of concrete and paving providing no raw material production or storage of product are kept on site (asphalt, concrete).
  - o. Crating and packing or mailing service.
  - p. Wholesale distributors.
  - q. Service establishments such as upholstering, office machine repair, sign painting and taxidermist.
2. Use and development of separate individual lots or building sites for the uses specified in paragraph 3.09, B, 1 located in multiple-occupant structures intended for or used by two (2) or more separate and distinct businesses, provided that such structure shall not exceed ten thousand (10,000) square feet of building floor area. For the purposes of this paragraph, subsidiary or related businesses with common or similar ownership shall not be regarded as separate and distinct businesses.

C. *Special exception uses.* Land and/or buildings may be utilized for the following special exception uses subject to the procedures for approval of special exception uses itemized in [sub]section D below and any specific standards adopted for the special exception use.

- 1. Any industrial use itemized as a permitted use in subsection B above which exceeds twenty eight thousand (28,000) square feet of floor area or employs more than thirty (30) persons on-site during any one shift.
- 2. Any multiple occupant structure with a building floor area in excess of ten thousand (10,000) square feet, intended for or used by two or more separate and distinct businesses. For the purposes of this paragraph, subsidiary or related businesses with common or similar ownership shall not be regarded as separate and distinct businesses.
- 3. Land developments creating two (2) or more industrial lots or building sites which under the terms of this Ordinance will entail or require the construction of a public or private street or road in

order to achieve the required street frontage or legal access to each lot or building site.

**Conflicts.** If any provision of the Vergennes Township Zoning Ordinance conflicts with this amendment to the Zoning Ordinance, the most restrictive provision shall be applied.

**Severability.** Should any section or part of this ordinance be declared unconstitutional, null or void by a court of competent jurisdiction, such declaration shall not have any effect on the validity of the remaining sections or parts of this ordinance.

**Effective Date.** This ordinance shall become effective eight (8) days after its publication in a newspaper of general circulation in the Township.

Certification

I, Mari C. Stone, Township Clerk of the Township of Vergennes, hereby certify that Ordinance 2003-1 was adopted at a regular meeting of the Vergennes Township Board on January 20, 2003, and the Ordinance or a summary of the ordinance was published in the Lowell Ledger, a newspaper of general circulation in the Township of Vergennes, on February 5, 2003.

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Mari C. Stone

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Date