

OSHTEMO CHARTER TOWNSHIP ORDINANCE NO. 524

Adopted: October 25, 2011

Effective: November 10, 2011

OSHTEMO CHARTER TOWNSHIP ORDINANCE

An Ordinance to amend the Oshtemo Charter Township Zoning Ordinance, by the revision of Section 11.000 Definitions to add the definition of frontage; the revision of Section 40.000 "I-R" Industrial District, Restricted, to add a special exception use; the revision of Section 66.200 Dimensional requirements for parcels, lots and building sites regarding parcel frontage; the revision of Section 76.000 Signs and Billboards regarding wall signs and sign lighting; and Section 78.000 Miscellaneous Protection Requirements regarding building illumination. The Ordinance repeals all Ordinances or parts of Ordinances in conflict.

THE CHARTER TOWNSHIP OF OSHTEMO  
KALAMAZOO COUNTY, MICHIGAN  
ORDAINS:

SECTION I. AMENDMENT OF ZONING ORDINANCE COMPILED SECTION 11.000, DEFINITIONS. Section 11.355 Lot, parcel or building site frontage is hereby added to read as follows:

11.355 Lot, parcel or building site frontage.

The length of the front property line abutting the dedicated public road right-of-way or private street easement.

SECTION II. AMENDMENT OF ZONING ORDINANCE COMPILED SECTION 40.000, "I-R" INDUSTRIAL DISTRICT, RESTRICTED. Section 40.300 Special exception uses, of the Oshtemo Charter Township Zoning Ordinance is hereby amended to add Subsection 40.303 to read as follows:

40.303 House of worship in an existing multi-tenant building.

SECTION III. AMENDMENT OF ZONING ORDINANCE COMPILED SECTION 66.000. Section 66.200 Dimensional requirements for parcels, lots and building sites, Subsection 66.201 of the Oshtemo Charter Township Zoning Ordinance is hereby amended to read as follows:

66.201 No building permit shall be issued therefore, and no buildings constructed, placed, or moved upon any parcel, lot, or building site less than the area and frontage requirements as specified in this Section; nor where the same would be located upon a parcel, lot, or building site of land with an area of 10 acres or less having a depth of greater than four times the width of said parcel, lot or building site.

All parcels must have the frontage specified in this Section on a dedicated public road or street with the width of said required frontage maintained until at least the required building setback line.

All lots or building sites must be situated on a public road or street with the width at building setback line as specified in this Section.

Building sites within nonresidential site condominiums must be situated on a public road or street or a private street easement with the width at building setback as specified in this Section.

Any parcel, lot or building site existing prior to March 31, 1997 shall be considered buildable if the only dimensional nonconformity is a depth to width ratio exceeding four-to-one subject to the Planning Director in his/her discretion to require the dedication of a 66-foot-wide easement for future access to interior lands.

SECTION IV. AMENDMENT OF ZONING ORDINANCE COMPILED SECTION

76.000. Section 76.000 Signs and Billboards, Section 76.130 Definitions, Subsection Wall Sign of the Oshtemo Charter Township Zoning Ordinance is hereby amended to read as follows:

76.130 Definitions.

*Wall Sign* - A sign including painted, individual letter, and cabinet signs, which are attached parallel to and extending not more than 15 inches from the wall of a building. May include a window sign exceeding 25 percent of window area. If a wall sign is attached to a building façade, the portion of the façade outside of the extreme limits of the writing, representation, emblem, lighting or other display, together with any frame or other material or other color forming an integral part of the display shall be disregarded when calculating sign area provided that area of the façade is not illuminated by the sign or other light fixtures.

SECTION V. AMENDMENT OF ZONING ORDINANCE COMPILED SECTION

78.000. Section 78.000 Miscellaneous Protection Requirements, Section 78.720 Outdoor lighting standards, Paragraph e of the Oshtemo Charter Township Zoning Ordinance is hereby amended to read as follows:

78.720 Outdoor lighting standards.

- e. Fixtures used for the sole purpose of illuminating a building facade may be up to 400 watts per lamp and may be building or ground mounted. Light generated from said fixtures shall be appropriately shielded with louvers so that no light is emitted beyond the building facade. Building-mounted fixtures, in this instance, shall be full cut-off and mounted so as to direct light down; fixtures that direct light upward are not permitted. The illumination of building exteriors shall not exceed the recommended footcandle levels set forth by the IES, not to exceed 20 footcandles. No more than 25% of a building wall may be illuminated.

SECTION VI . EFFECTIVE DATE AND REPEAL. All Ordinances or parts of

Ordinances inconsistent with this amendment are hereby repealed. This Ordinance shall take effect eight (8) days after publication.

DEBORAH L. EVERETT, Clerk  
OSHTEMO CHARTER TOWNSHIP

CHARTER TOWNSHIP OF OSHTEMO  
KALAMAZOO COUNTY, MICHIGAN

**NOTICE OF ORDINANCE ADOPTION**

TO: THE RESIDENTS AND PROPERTY OWNERS OF THE CHARTER TOWNSHIP OF OSHTEMO, KALAMAZOO COUNTY, MICHIGAN, AND ANY OTHER INTERESTED PERSONS:

PLEASE TAKE NOTICE that on the 25<sup>th</sup> day of October, 2011, at a regular meeting of the Township Board of the Charter Township of Oshtemo, Kalamazoo County, Michigan, the Township Board of said Township amended the Oshtemo Charter Zoning Ordinance, by revising the following sections to read, in summary, as follows:

1. The amendment of Compiled Section 11.000 Definitions, to add Subsection 11.355 to define lot, parcel or building site frontage to read as follows:

11.355 Lot, parcel or building site frontage.

The length of the front property line abutting the dedicated public road right-of-way or private street easement.

2. The amendment of Compiled Section 40.000 "I-R" Industrial District, Restricted, to add house of worship in an existing multi-tenant building as a special exception use.
3. The amendment of Compiled Section 66.200 Dimensional requirements for parcels, lots and building sites, second paragraph in subsection 66.201 to read as follows:

All parcels must have the frontage specified in this Section on a dedicated public road or street with the width of said required frontage maintained until at least the required building setback line.

4. The amendment of Compiled Section 76.000, Signs and Billboards, Subsection 76.130 Definitions to revise the definition of Wall Sign to read as follows:

*Wall Sign* - A sign including painted, individual letter, and cabinet signs, which are attached parallel to and extending not more than 15 inches from the wall of a building. May include a window sign exceeding 25 percent of window area. If a wall sign is attached to a building façade, the portion of the façade outside of the extreme limits of the writing, representation, emblem, lighting or other display, together with any frame or other material or other color forming an integral part of the display shall be disregarded when calculating sign area provided that area of the façade is not illuminated by the sign or other light fixtures.

5. The amendment of Compiled Section 78.000, Miscellaneous Protection Requirements, Section 78.720 Outdoor lighting standards, Paragraph e, to read as follows:

- e. Fixtures used for the sole purpose of illuminating a building facade may be up to 400 watts per lamp and may be building or ground mounted. Light generated from said fixtures shall be appropriately shielded with louvers so that no light is emitted beyond the building facade. Building-mounted fixtures, in this instance, shall be full cut-off and mounted so as to direct light down; fixtures that direct light upward are not permitted. The illumination of building exteriors shall not exceed the recommended footcandle levels set forth by the IES, not to exceed 20 footcandles. No more than 25% of a building wall may be illuminated.

PLEASE TAKE FURTHER NOTICE that the full text of the proposed Ordinance has been posted in the Office of the Township Clerk and on the Township's Website.

PLEASE TAKE FURTHER NOTICE that this Ordinance will take effect November 10, 2011. A copy of this Ordinance may be purchased or inspected at the office of the Township Clerk at any time during regular business hours of regular business days at the following stated address.

DEBORAH L. EVERETT, CLERK  
OSHTEMO CHARTER TOWNSHIP  
7275 West Main Street  
Kalamazoo, MI 49009  
Telephone: (269) 375-4260