Overview
This Ordinance is organized around form-based standards which essentially pertain to the definition of the public spaces in downtown Hudsonville in order to reinforce the type of city envisioned by the citizens within the City of Hudsonville Downtown Master Plan. This Ordinance differs from conventional zoning ordinances in that it primarily focuses on standards for key urban and architectural elements that impact the built environment and public space, rather than through use-based codes that regulate types of uses within a zoning district. The document is intended to be a highly-visual, graphics based document that conveys these standards in an easy to understand format.

Similarities to Conventional Zoning
The Hudsonville Downtown Zoning Ordinance is similar to conventional zoning ordinances in that it includes Articles pertaining to General Provisions, Nonconforming Lots, Buildings and Uses, Planned Unit Developments, Site Condominiums, Special Uses, Parking and Loading Requirements and Environmental Standards. These Articles regulate and accommodate development in a similar fashion as conventional ordinances.

Additionally, at the end of this Ordinance in Articles 18, 19 and 20 administration and procedures are addressed in much the same way that conventional zoning would address them. These procedures include information about submittals, review, variances, enforcement and the other typical process elements which aid the applicant in implementing their project while also establishing a fair and routine process for all applicants.

The last Article of this Ordinance addresses definitions of words and terms which are pertinent to this Ordinance, along with establishing rules of construction and organization. This definition article is exactly the same as conventional ordinances, except that it is located at the end of the Ordinance, rather than at the beginning.

Form-Based Elements
The remainder of this Ordinance is where the focus on form regulations is addressed and this is where the primary differences occur between it and other conventional ordinances.

Article 3 establishes function and use standards calibrated to both building type and District. These standards are similar to uses in conventional codes, but instead of providing the basis for each zoning district they are integrated into building types which encourage a mix of uses within a District.

Article 4 contains regulating plans which are similar to conventional zoning maps in that they convey what District a specific property is located in and also indicate where public frontages occur.

Article 5 describes the Districts indicated on the Regulating Plan. These Districts will establish allowable building types, height regulations, allowable private frontages and other specific attributes of each District. The Urban Mixed-Use Districts define downtown Hudsonville and encourage mixed-use development that is both compact and walkable.

Article 6 provides information on building types which form one of the cornerstones of the Hudsonville Downtown Zoning Ordinance. This Article describes the attributes of each building type including where the building is located on the site (site disposition), dimensional floor heights, architectural design elements and material standards. Many of the remaining form-based standards established in this Ordinance are based on the building type, including uses, private frontages and signs.

Article 7 defines private frontage types, which when paired with a building allow for customization and design flexibility of the building’s interface with the street. Private Frontage types are specific to building type and not all private frontages are appropriate for all building types.

Article 8 indicates public frontage types, which are the public spaces at each property. These are indicated on a separate regulating plan in Article 4 and shall be referenced for each project so that the applicant can better understand the requirements of landscaping and other attributes of these frontages that may be associated with their project.

Article 9 provides landscape standards, and while these standards are similar to conventional codes, they also correspond to specific elements of the private and public frontages that aid in defining the public realm.

Article 11 defines the standards for public spaces (parks, playgrounds, plazas and squares) which are established in each District.

Article 13 provides standards for signage and includes general items that are similar to conventional sign ordinances regarding nonconforming signs, exempt signs, construction of signs and administration requirements. The specific sign requirements are associated primarily with building type because of their unique relationship with the building and the function of the building.

How to Use this Zoning Ordinance
The following is a graphic representation of the process that describes the appropriate use of the information contained in the Ordinance and the appropriate method of applying the Ordinance to a specific property.
USE OF ORDINANCE

1. **STEP 1: APPLICATION PROCEDURES**
   Article 15 indicates the procedure for submitting a Site Plan Application for a project. The Article lists meeting types that may be required for approval, public notification requirements, general application requirements and review procedures.

   It is recommended that you consult with the City Zoning Administrator during this initial step of your project in order to determine the most efficient method of approval.

   The Site Plan Application Form is available at the Hudsonville City Hall or on the city's website: www.hudsonville.org - on the planning and zoning department page.

   For Planned Unit Developments refer to Article 15.
   For Site Condominiums refer to Article 16.

2. **STEP 2: GENERAL PROVISIONS**
   Article 2 indicates provisions that are required for all projects in all Districts. The applicant shall identify which general provisions relate to their project.

   Refer to Article 2 and list the provisions that affect your project on line 2 of the Site Plan Application Form.

   Requirements of Article 2: General Provisions shall be addressed on the drawings as part of the site plan application.

3. **STEP 3: ARTICLE 4: REGULATING PLAN**
   Locate your property on the Regulating Plans in Article 4, which indicates all properties that are included in the City of Hudsonville Downtown Zoning Ordinance. If your property is not located within the boundaries established by these Regulating Plans, then refer to the City of Hudsonville Zoning Ordinance.

   The District Regulating Plan will indicate which District the property is located in. The District is the basis from which standards will be applied in the subsequent steps of this application process.

   The Public Frontage Regulating Plan will indicate which Public Frontage is adjacent to the property. Public Frontage Standards are referenced in Article 6 of this Ordinance.

   The Roadway Classification Map will indicate roadway classifications which relate to the driveway standards referenced in Article 2 of the Ordinance.

   Record your District on line 4 of Site Plan Application Form.

4. **STEP 4: ARTICLE 5: DISTRICT STANDARDS**
   In Article 5, go to the District that your property is located in per the regulating plans. The District standards will describe the character, purpose, and intent of the District.

   These standards will also establish allowable building types, building height regulations (in number of stories), allowable private frontages, public open space and off-street parking locations.

   Upon reviewing the general list of allowable building types and frontage types, the applicant will need to choose options which relate to their project. These options, when taken together, will create the form of the public realm.

   Record your District on line 5 of the Site Plan Application Form.

GO TO STEP 6 ON NEXT PAGE
STEP 6
ARTICLE 6: BUILDING TYPE STANDARDS
There are multiple options for building types that are allowed within each District. Choose your desired building type based upon what is allowed in your District and review of the specific standards for that building type.

Building type standards will give specific building disposition (where the building is located on the site) and will denote specific dimensional floor heights, which when applied with the number of stories requirement established in Step 5, will give you the overall building height for your building(s).

This Article will also indicate required architectural design elements for each building type, these design elements will need to be addressed on the architectural drawings as part of the application process.

Select and record your building type on line 6 of the Site Plan Application Form. Indicate building type as part of the architectural drawings that are submitted with the site plan application.

STEP 7
ARTICLE 7: PRIVATE FRONTAGE STANDARDS
Based upon your District and building type, you may choose from multiple options for private frontages, which are described in detail in Article 7. Private frontages provide options for the design of the building’s interface with the public realm.

This step will allow you to determine which private frontage type is appropriate for your selected building type and District. You will need to refer to both the District Standards and Building Type Standards to determine which private frontage is appropriate.

Select and record your private frontage on line 7 of the Site Plan Application Form. Indicate private frontage on the architectural drawings that are submitted with the site plan application.

STEP 8
ARTICLE 8: PUBLIC FRONTAGE STANDARDS
Refer to the Public Frontage Regulating Plan in Article 4 in order to determine the public frontage type which is adjacent to your property.

Upon determining the required public frontage, refer to Article 8 for specific requirements of this frontage. Record your public frontage type on line 4 of the Site Plan Application Form.

Public Frontage type shall also be indicated on the site plan drawings that are submitted with the site plan application.

STEP 9
ARTICLE 9: LANDSCAPE STANDARDS
Landscape Standards are indicated in Article 9 and correspond to District, along with private and public frontage types. You may choose from multiple options for landscape types depending on standards that have been established in previous steps.

All landscape that is provided shall be indicated on drawings that are submitted as part of the site plan application.

STEP 10
ARTICLE 10: NON-CONFORMING LOTS, BUILDINGS, STRUCTURES AND USES
If the project has existing conditions that qualify as nonconforming elements, then Article 10 shall be reviewed. The applicant shall identify which elements relate to their project.

Refer to Article 10 and list the elements that affect your project on line 10 of the Site Plan Application Form.

Requirements of Article 10 shall be addressed on the drawings as part of the site plan application. If the project has no non-conforming elements then Article 10 can be disregarded.

STEP 11
ARTICLE 11: PUBLIC OPEN SPACE STANDARDS
Based upon your District, you may choose from multiple options for public open space, which are described in detail in Article 11.

It is important to note that not all projects shall require public open space. Refer to the Downtown Hudsonville Master Plan and consult with City Zoning Administrator to determine appropriate open space requirements.

Any public open space that is provided shall be indicated on site plan drawings as part of the site plan application.

GO TO STEP 12 ON NEXT PAGE
STEP 12
ARTICLE 12: PARKING STANDARDS
Specific parking requirements are determined based on the use established in step 10 and the District. Parking standards will designate the number of off street parking spaces per a specific unit of measurement (such as per dwelling unit or per number of square feet).

Parking standards for Urban Mixed Use Districts require less spaces, with street parking and shared parking to used to offset the need for parking.

Also in Article 12, shared parking coefficients are available for all projects which have a mix of usages on a particular site. These coefficients reduce the number of required off-street parking spaces.

Record required number of spaces on line 12 of Site Plan Application Form. If a Mixed-Use Parking Coefficient is used, this should be noted on line 12A of application form. All parking shall be indicated on site plan drawings as part of site plan application.

STEP 13
ARTICLE 13: SIGN STANDARDS
Article 13 indicates sign types that are allowed in the City.

Building-mounted signs are based on building type with sign sizes indicated in Table 13.1 and quantity and combination of signs indicated in Table 13.2.

Free-standing signs and miscellaneous signs are listed based on District and NOT building type. Sizes and quantities are indicated in Table 13.1 and Table 13.2.

All signs are encouraged to be indicated on architectural drawings and/or site plans as part of the site plan application.

STEP 14
ARTICLE 14: ENVIRONMENTAL STANDARDS
Refer to Article 14 for environmental and sustainability standards for all Districts.

The applicant shall identify which environmental and sustainability standards relate to their project.

Environmental protection measures shall be indicated on site plans that are submitted as part of the site plan application.

STEP 15
ARTICLE 15: PLANNED UNIT DEVELOPMENTS
Refer to Article 15 if your project is a Planned Unit Development.

Requirements of Article 15 are for all Planned Unit Developments.

If your project is not a Planned Unit Development then Article 15 can be disregarded.

STEP 16
ARTICLE 16: SITE CONDOMINIUMS
Refer to Article 16 if your project is a Site Condominium.

Requirements of Article 16 are for all Site Condominium projects.

If your project is not a Site Condominium then Article 16 can be disregarded.

STEP 17
ARTICLE 17: SPECIAL USES
Refer to Article 17 for uses to be considered for approval which would generally be compatible with uses permitted by right within the given District, but due to specific activities or qualities, may not be compatible in all locations.

If your project requires no special use permit then Article 17 can be disregarded.

STEP 18
ARTICLE 18: APPLICATION AND REVIEW PROCEDURES
Submit your project per Article 18 of this Ordinance.

The City of Hudsonville Planning Department welcomes and encourages you to contact us with any questions or concerns you have regarding anything in this Ordinance. Helping you is our first priority and together we can continue to make Hudsonville a vibrant, safe and enjoyable city.