

TEMPORARY HOUSING FACILITY

**Proposed Amendments To The
Lowell Township Zoning Ordinance**

*As Recommended by the
Lowell Township Planning Commission
Following a Public Hearing on
January 11, 2016*

**CHARTER TOWNSHIP OF LOWELL
COUNTY OF KENT, MICHIGAN**

ORDINANCE 02-2016

At a regular meeting of the Township Board of the Charter Township of Lowell held in the Township Hall, 2910 Alden Nash Avenue SE, Lowell, MI 49331 on February 16, 2016, at 7:00 P.M.

PRESENT: Hale, Regan, Benedict, Anderson, Blough, Thompson
ABSENT: Vanderziel

The following ordinance was offered for adoption by Township Board Member Thompson, and was seconded by Township Board Member Anderson:

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE,
OF THE CHARTER TOWNSHIP OF LOWELL**

THE TOWNSHIP OF LOWELL ORDAINS:

SECTION 1 Section 11.03 of the Lowell Township Zoning Ordinance, being Special Land Uses in the General Commercial Zoning District, is hereby **AMENDED** to add the following as a special land use:

- o. Temporary Housing Facility

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SECTION 2 Article 2, Definitions, of the Lowell Township Zoning Ordinance is hereby amended to **ADD** the following definition to read as follows:

Temporary Housing Facility

An establishment operated by a non-profit charitable or religious group authorized under Section 501(c) (3) of the United States Internal Revenue Code or by a government organization or agency which provides housing and appropriate supportive services for a period of time not

to exceed 12 months to persons displaced from their home in order to facilitate movement to independent living.

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SECTION 3 Article 22, Supplemental Use Regulations, of the Lowell Township Zoning Ordinance is hereby amended to **ADD** the following language to read as follows:

Section 22.08 - Regulations for Temporary Housing Facilities

a) Residents of the facility shall primarily be limited to families which for purposes of this Section are defined as consisting of at least one adult together with their minor children under the age of 18 or others who are related to them by blood, marriage or adoption.

b) At least one person who is an employee of the facility shall be present on the premises to provide supervision at all times.

c) A Temporary Housing Facility shall contain no more than 10 dwelling units or rooms for occupancy by displaced persons.

d) The facility shall comply with all other applicable regulations of the Lowell Township Zoning Ordinance.

e) The facility shall comply with all applicable regulations of the Kent County Health Department and the Michigan Building Code as well as all Federal and State regulations.

f) In approving a Temporary Housing Facility the Planning Commission may limit the number of residents at the facility, impose limits on outdoor activities and require other measures to ensure the facility is operated in a manner that is compatible with nearby properties.

g) A Temporary Housing Facility which is proposed to occupy an existing building is exempt from the required site plan submittal requirements of this Chapter. However, the applicant shall provide a drawing to scale illustrating the floor plan of the building and of the property illustrating all buildings, off street parking areas, distance to the nearest dwelling unit off site and any improvements proposed for the property. The Planning Commission may require additional information as deemed necessary to facilitate understanding of the project.

h) An applicant for a Temporary Housing Facility shall provide a description of the building and the operation of the facility including but not limited to:

- Sleeping, eating, kitchen, bathroom and facilities;
- Hours of operation;
- Types of services and programs offered;
- Description of any outdoor activity areas;
- Training and capabilities of the facility personnel;
- Maximum number of persons residing at the facility at any one time;
- Typical and maximum length of stay;
- Security measures to ensure that the facility will not have an adverse effect on the general safety and welfare of the nearby properties and residents;
- A written list of facility policies and protocols;
- If background checks are conducted on facility residents;
- Criteria for acceptance into the facility.

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SECTION 4 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: Members: Hale, Regan, Benedict, Anderson, Blough, Thompson

NAYS: Members: None

ABSENT: Member: Vanderziel

ORDINANCE DECLARED ADOPTED

Linda S. Regan, Township Clerk

STATE OF MICHIGAN)
) ss.
COUNTY OF KENT)

Published: February 24, 2016

In effect: March 2, 2016

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 Lowell 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.

Linda S. Regan, Township Clerk

