

**CITY OF LOWELL  
KENT COUNTY, MICHIGAN**

**ORDINANCE NO. 09- 02**

**AN ORDINANCE TO AMEND SECTION 8.01, “DESCRIPTION AND PURPOSE,” OF CHAPTER 8, “R-3 RESIDENTIAL DISTRICT,” SECTION 9.01, “SCOPE,” OF CHAPTER 9, “MHP–MANUFACTURED HOME PARK DISTRICT,” SECTION 12.01, “DESCRIPTION AND PURPOSE,” OF CHAPTER 12, “C-3-GENERAL BUSINESS DISTRICT,” AND SECTION 16.01, “INTENT,” OF CHAPTER 16, “PF PUBLIC FACILITIES DISTRICT,” OF “APPENDIX A-ZONING ORDINANCE” OF THE CODE OF ORDINANCES OF THE CITY OF LOWELL**

Councilmember Pfaller, supported by Councilmember LaPonsie, moved the adoption of the following ordinance:

**THE CITY OF LOWELL ORDAINS:**

**Section 1. Amendment to Appendix A, Chapter 8, Section 8.01.** Section 8.01, “Description and purpose,” of Chapter 8, “R-3 Residential District,” of “Appendix A–Zoning Ordinance” of the Code of Ordinances of the City of Lowell is amended to read as follows:

**Sec. 8.01. Description and purpose.**

This district, compatible with the Multiple Family Residential Future Land Use Category and the Downtown Edge Future Land Use of the Master Plan, is intended for residential uses, and related non-residential uses. The overall purpose of this district is to provide additional housing opportunities by providing a variety of housing options, including single – and two-family dwellings.

**Section 2. Amendment to Appendix A, Chapter 9, Section 9.01.** Section 9.01, “Scope,” of Chapter 9, “MHP–Manufactured Home Park District,” of “Appendix A–Zoning Ordinance” of the Code of Ordinances of the City of Lowell is amended to read as follows:

**Sec. 9.01. Scope.**

A. This district shall be compatible with the Manufactured Housing Future Land Use Category of the Master Plan. For the preservation of the interests of various types of residential developments which should be permitted in every community and for the protection to the residents of any manufactured home park development, these regulations are considered to be minimum standards to be applied to all manufactured home park developments in the city.

B. All manufactured home parks shall comply with the applicable requirements of Act 419 of the Public Acts of Michigan of 1976, as amended, provided further that said developments meet the standards, conditions and all other provisions herein.

**Section 3. Amendment to Appendix A, Chapter 12, Section 12.01.** Section 12.01, “Description and purpose,” of Chapter 12, “C-3-General Business District,” of “Appendix A–Zoning Ordinance” of the Code of Ordinances of the City of Lowell is amended to read as follows:

**Sec. 12.01. Description and purpose.**

This district, compatible with the Mixed Use Future Land Use Category of the Master Plan, is intended to permit a mixture of residential, office and commercial land uses but not necessarily in downtown style buildings. This district is intended to accommodate users which can provide office, personal services and commercial goods for visitors to and residents of the city including automobile related uses which would ordinarily be incompatible with the character of residential districts. These uses are principally intended to serve the community and M-21 traffic. Areas proposed for this district will be reviewed with consideration toward traffic, impact on adjacent areas, size and access to the lot, and whether or not the proposed area helps prevent strip commercial development.

**Section 4. Amendment to Appendix A, Chapter 16, Section 16.01.** Section 16.01, “Intent,” of Chapter 16, “PF Public Facilities District,” of Appendix A–Zoning Ordinance” of the Code of Ordinances of the City of Lowell is amended to read as follows:

**Sec. 16.01. Intent.**

This district is compatible with the Parks and Recreation Future Land Use Category of the Master Plan and is established to achieve the following purposes:

A. to provide a proper zoning classification for governmental, civic, welfare and recreational facilities in proper locations and extent to promote the general safety, convenience, comfort and welfare;

B. to protect the public and semi-public facilities and institutions from the encroachment of certain other uses and to make such uses compatible with adjoining residential uses; and

C. to provide an environment for the proper functioning of public facilities in relation to the comprehensive plan and other plans for community facilities.

**Section 5. Publication.** After its adoption, the City Clerk shall publish this ordinance, or a summary thereof, as permitted by law, along with the date of its adoption in the *Lowell Ledger*, a newspaper of general circulation in the City at least ten (10) days before its effective date.

**Section 6. Effective Date.** This ordinance shall take effect ten (10) days after it or a summary thereof, as permitted by law, along with the date of its adoption, is published as provided in Section 3 above.

YEAS: Councilmembers Altoft, LaPonsie, Pfaller and Mayor Hodges.

NAYS: Councilmembers none.

ABSTAIN: Councilmembers none.

ABSENT: Councilmembers Ellison.

**ORDINANCE DECLARED ADOPTED.**

Dated: April 6, 2009

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Betty R. Morlock  
City Clerk

**CERTIFICATION**

I, the undersigned City Clerk of the City of Lowell, Michigan (the "City"), certify that the above ordinance is a true and complete copy of an ordinance adopted at a regular meeting of the Lowell City Council held April 6, 2009, pursuant to notice given in compliance with Act 267 of the Public Acts of Michigan of 1976, as amended, and notice of its adoption, including a summary of its contents, was published in the *Lowell Ledger* on April 15, 2009. I further certify that the above ordinance was entered into the Ordinance Book of the City on April 6, 2009, and was effective April 25, 2009, ten (10) days after its publication.

Dated: April 6, 2009

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Betty R. Morlock  
City Clerk