

**SOUTH HAVEN CHARTER TOWNSHIP**

**RESOLUTION 25-01 TO INTRODUCE ORDINANCE NO. 165,  
ORDINANCE AMENDING THE ZONING ORDINANCE REGARDING MULTI-  
FAMILY DWELLING UNIT BUILDINGS**

A resolution made and adopted at a regular meeting of the Township Board of the Charter Township of South Haven, County of Van Buren, State of Michigan, held at the Township Hall on January 8, 2025, at 7:30 p.m.

PRESENT: \_\_\_\_\_  
\_\_\_\_\_

ABSENT: \_\_\_\_\_  
\_\_\_\_\_

The following Resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_.

WHEREAS, pursuant to the Michigan Zoning Enabling Act, 2006 PA 110, the Township has authority to adopt and amend zoning ordinances regulating the use of land in the Township; and

WHEREAS, the Township Planning Commission held a public hearing on December 17, 2024, to consider amendments to the Township Zoning Ordinance regarding multi-family dwelling unit buildings; and

WHEREAS, on December 17, 2024, the Planning Commission recommended approval of the amendments to the Township Board; and

WHEREAS, following the public hearing, the Planning Commission transmitted a summary of comments received at the hearing and the proposed amendments to the Van Buren County Planning Commission; and

WHEREAS, following the public hearing, the Planning Commission transmitted a summary of comments received at the hearing and the proposed amendments to the Township Board; and

WHEREAS, the Township Board has determined that amending the Zoning Ordinance, as recommended by the Planning Commission, is in the best interests of the health, safety and welfare of Township residents.

THEREFORE, the Township Board of the Charter Township of South Haven resolves as follows:



**EXHIBIT A**

**CHARTER TOWNSHIP OF SOUTH HAVEN**

**ORDINANCE NO. 165**

**ORDINANCE AMENDING THE ZONING ORDINANCE REGARDING MULTI-FAMILY DWELLING UNIT BUILDINGS**

**THE CHARTER TOWNSHIP OF SOUTH HAVEN ORDAINS:**

**Section 1. Purpose.**

The Township adopts the following amendments for the health, safety and welfare of the Township residents.

**Section 2. Amendment to Section 11.03 the Township Zoning Ordinance.**

Section 11.03 of the Township Zoning Ordinance is amended by the addition of “Multi-Family Dwelling Unit Buildings” as subparagraph S.

**Section 3. Amendment to Section 11.04 of the Township Zoning Ordinance.**

Section 11.04 of the Township Zoning Ordinance is amended to read in its entirety as follows:

**SECTION 11.04 DIMENSIONAL REQUIREMENTS**

Minimum Lot Area With public sewer and water Without public sewer and water	10,000 square feet 1 acre
Minimum Lot Width M-43, M-140, or Phoenix (CR388)  M-43, M-140, or Phoenix (CR 388) - frontage access road or service drive per 18.26  All other roads	330 feet  66 feet, with public water and sewer 150 feet, without public water and sewer  80 feet, with public water and sewer 150 feet, without public water and sewer
Minimum Front Yard M-43, M-140, Phoenix (CR 388)  Blue Star Hwy, Ruggles Road  all other roads	50 feet from the right-of-way line  110 feet from centerline  35 feet from the right-of-way line
Minimum Side Yards	10 feet min for one side and a total of 25 feet for both sides 15 feet each side, accessory buildings
Minimum Rear Yard	50 feet 15 feet, accessory building Corner lots do not a have rear yard
Minimum Waterfront Yard	50 feet from the shore of a lake or pond, or centerline of a stream, but not within a Flood Hazard Area except as provided by law.
Minimum Dwelling Floor Area	680 square feet excluding garage & unfinished spaces with at least 500 square feet on the first floor.
Height Limit	Single family dwelling and all accessory buildings (commercial or residential) 35 feet  All other buildings, 55 feet maximum height measured from average grade to highest peak

All structures are subject to Article XIVA Airport Overlay Zone	provided there is 26 foot wide setbacks on all sides with ground preparation to support 75,000 pound fire apparatus
Maximum Lot Coverage	75%

**Section 4. Validity and Severability.**

Should any portion of this Ordinance be found invalid for any reason, such holding shall not be construed as affecting the validity of the remaining portions of the Ordinance.

**Section 5. Repealer.**

Any ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

**Section 6. Effective Date.**

This Ordinance takes effect seven (7) days after publication as provided by law.

**EXHIBIT B**

**CHARTER TOWNSHIP OF SOUTH HAVEN**

**NOTICE OF POSTING OF PROPOSED ORDINANCE NO. 165  
AN ORDINANCE AMENDING THE ZONING ORDINANCE  
REGARDING MULTI-FAMILY DWELLING UNITS**

**PLEASE TAKE NOTICE** that at its meeting on January 8, 2025, the Township Board received a proposed ordinance entitled “An Ordinance to Provide for a Payment in Lieu of Taxes,” which will be considered for adoption on **February 12, 2025, at 7:30 p.m.**, at a meeting of the Township Board at the Township Hall, 09761 Blue Star Memorial Hwy, South Haven, MI 49090. The proposed ordinance, among other things, would amend the Township Zoning Ordinance to add multi-family dwelling unit buildings as a permitted special use with conditions and restrict the maximum height to 55 feet as measured from the average grade to the highest peak.

The proposed ordinance is available in its entirety for public inspection. The proposed ordinance is posted at the office of the Township Clerk, 09761 Blue Star Memorial Hwy, South Haven, MI 49090, and on the website of the Township, <http://www.southhaventwp.com>.

Brenda Bertorelli, Clerk  
South Haven Township Hall  
09761 Blue Star Memorial Hwy  
South Haven, MI 49090  
(269) 637-3305