

## **REQUEST – Student Dormitories**

The request is to revise the Zoning Ordinance to allow student dormitories in the HDR district with similar regulations as fraternities and sororities, which are permitted in the HDR district with special use approval.

### **(REZ1901) Ordinance 2019-02:**

Sec. 11.3 USES REQUIRING SPECIAL LAND USE APPROVAL.

(B) Housing for Fraternities, **& Sororities, and Student Dormitories.**

Sec. 20.4 SITE DESIGN STANDARDS.

(R) Housing for Fraternities, **& Sororities, and Student Dormitories.**

- (1) The ~~organization~~ **sorority or fraternity** must be recognized by and affiliated with a state accredited college or university and shall be located within one (1) mile of such institution. **The student dormitory shall be located within one (1) mile of a college or university.**
- (2) Minimum lot size shall be 15,000 square feet.
- (3) Minimum lot size shall be 1,500 square feet per resident.
- (4) Two (2) parking spaces shall be provided for each sleeping room or one and one-half spaces for each resident, whichever is greater.
- (5) Only one (1) such structure shall be located on each lot.
- (6) Each fraternity or sorority house **or dormitory** shall be limited to one (1) shared kitchen facility.

## **DISCUSSION – Student Dormitories**

The change would allow the student dormitories to follow the same regulations as the similar uses of a fraternity or sorority, which is for individual smaller size bedrooms (with or without individual bathrooms) and a shared common space for a kitchen and possibly other areas such as a living or exercise room. **The student dormitories would not, therefore, be required to follow the regulations for apartments (multi-family dwellings) in the HDR district.**

For student dormitories, this would eliminate the minimum size requirements for individual dwelling units in multiple family developments (apartments), which are as follows: 350 square feet for an efficiency; 600 square feet for a one bedroom; 800 square feet for a two bedroom or 1,000 square feet for a three bedroom attached dwelling. **The student dormitories would also not be subject to the requirement in Chapter 24 footnote (w) which requires each individual unit of a two or multi-family dwelling to have an enclosed attached garage of a minimum of 200 square feet.**

The proposed language would require the student dormitory to be located within one mile of a college or university, have a minimum size lot, parking requirements, and be limited to one shared kitchen (rather than having a kitchen in each room or unit).

Currently student dormitories are only on college or university-owned property and regulated by that entity. This would allow a private dormitory.

**OPTION FOR MOTION**

If the Planning Commission determines to revise the Zoning Ordinance to accommodate this use, the following motion is offered.

Motion: To recommend to the Township Board to approve the following resolution:

**(REZ1901) Ordinance 2019-02:**

GEORGETOWN CHARTER TOWNSHIP  
OTTAWA COUNTY, MICHIGAN  
(Ordinance No. 2019-02)

At a regular meeting of the Township Board for the Charter Township of Georgetown, held at the Township Offices on \_\_\_\_\_, 2019, the following Ordinance/ordinance amendment was offered for adoption by Township Board Member \_\_\_\_\_, and was seconded by Township Board Member \_\_\_\_\_, upon recommendation from the Planning Commission:

AN ORDINANCE TO AMEND THE GEORGETOWN CHARTER TOWNSHIP  
ZONING ORDINANCE CHAPTER 11 and 20

THE CHARTER TOWNSHIP OF GEORGETOWN (the "Township") ORDAINS:

Article I. The Georgetown Charter Township Zoning Ordinance, as amended, is hereby amended to revise Chapter 11 and 20:

Sec. 11.3 USES REQUIRING SPECIAL LAND USE APPROVAL.

(B) Housing for Fraternities, **& Sororities, and Student Dormitories.**

Sec. 20.4 SITE DESIGN STANDARDS.

(R) Housing for Fraternities, **& Sororities, and Student Dormitories.**

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- (3) Minimum lot size shall be 1,500 square feet per resident.
- (4) Two (2) parking spaces shall be provided for each sleeping room or one and one-half spaces for each resident, whichever is greater.
- (5) Only one (1) such structure shall be located on each lot.
- (6) Each fraternity or sorority house **or dormitory** shall be limited to one (1) shared kitchen facility.

Article II. Except as specified above, the balance of the Georgetown Charter Township Zoning Ordinance, as amended, shall remain unchanged and in full force and effect.

Article III. Severability. In the event that any one or more sections, provisions, phrases, or words of this Ordinance/ordinance amendment shall be found to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity shall not affect the validity or the enforceability of the remaining

sections, provisions, phrases, or other words of this Ordinance/ordinance amendment, and the balance of this Ordinance/ordinance amendment shall remain unchanged and in full force and effect.

Article IV. Effective Date. This Ordinance/ordinance amendment shall become effective upon the expiration of seven (7) days after the date that this Ordinance/ordinance amendment or a summary thereof appears in the newspaper as provided by law.

The vote in favor of this Ordinance/ordinance amendment was as follows:

YEAS:

NAYS:

ABSENT/ABSTAIN:

ORDINANCE/ORDINANCE AMENDMENT DECLARED ADOPTED.

CERTIFICATION

I hereby certify that the above is a true copy of an Ordinance/ordinance amendment adopted by the Township Board for Georgetown Charter Township at the time, date, and place specified above pursuant to the required statutory procedures.

Respectfully submitted,

By \_\_\_\_\_  
Richard VanderKlok  
Georgetown Charter Township Clerk