

Byron Township: Private and parochial schools, excluding trade/commercial schools are permitted by right in R-A, R-R, R-S, R-U, MHC, and MFR. See charts below.

Byron Township		Table 5.2 Table of Uses: Agricultural and Residential Districts						
P = Permitted use by right S = Special Land Use (see Chapter 9)		R-A	R-R	R-S	R-U	MHC	MFR	See Also
Institutional and Nonresidential Uses								
Private and parochial schools, excluding trade/commercial schools		P	P	P	P	P	P	

Byron Township		Table 5-4 Lot, Yard and Building Requirements: Agricultural and Residential Districts (See Section 5.5 for the MHC District)				
N/A = Not applicable		R-A	R-R	R-S	R-U	MFR ⁽⁵⁾
Minimum Lot Area (sq. ft.)	Single family	50,000	31,200	18,000	10,500	10,500
	Two family	N/A	N/A	27,000	15,000	12,500 ⁽⁶⁾
	Multiple family	N/A	N/A	N/A	N/A	12,500 ⁽⁶⁾
	All other allowed uses	4 acres	4 acres	36,000	21,000	12,500
Minimum Lot Width (ft.)	Single family	200	120	110	90	90
	Two family	N/A	N/A	135	100	100
	Multiple family	N/A	N/A	N/A	N/A	100
	All other allowed uses	200	120	165	100	100

City of Wyoming: Public, parochial or private elementary, intermediate or high schools in R-1, R-2, R-3, R-7, and ER require a special land use permit. Specific standards are as follows:

Use	Zoning Districts Permitted	Minimum Lot Area	Special Minimum Yard Special Requirements	Special Screening Requirements	Other Requirements
Public, parochial or private elementary, intermediate or high schools	R-1, R-2, R-3, R-7, ER	5 acres elementary or K-8, 10 acres intermediate or high schools	Structure to be minimum of 50 feet from all property lines except for additions to existing school buildings having a setback of less than 50 feet, the existing building may be extended along the current setback line	—	Site must abut and have all ingress and egress directly to major thoroughfares. Student drop off areas required away from street right-of-way. Site location sizing and design to minimize impact on adjacent residential uses to degree feasible.

City of Hudsonville: Public and private schools permitted by right in the PF - Public Facilities District.

Public Facilities District's minimum lot area is **two acres** and the minimum lot frontage located on a **collector or arterial roadway is 200 feet**. A greater lot frontage may be required where necessary to meet the driveway spacing standards.

Schools are not permitted in any other zoning district.

City of Walker:

- Permitted: nursery schools operated by a church on church property in “A” district, single-family residential (**11,880 sf and 90 ft. width**).
- Special Exception Use: schools in “A” district, single-family residential: the ratio of pupils to total lot size shall be at least 300 square feet per pupil for nursery schools, and at least 500 square feet per pupil for elementary, junior high and senior high schools.
- Permitted: schools in “AA” district, agricultural (**1 acre and 180 ft. width**).
- Permitted: public and charter schools in “P-SP” district, public-semipublic (**lot size not listed**).
- Permitted: public, private or trade schools in “ORP” district, office, research and parking (**12,150 sf and 90 ft. width**).
- Permitted: public, private or trade schools in “C-1” district, local commercial (**12,000 sf and 50 ft. width**).
- Special Exception Use in Standale Downtown District on primary frontage areas, secondary frontage areas, and neighborhood frontage areas.
- Permitted: trade or industrial schools in “ML” district, light industry (**40,000 sf and 100 ft. width**).

There are no specific standards for schools in districts that require a special exception use. The request only has to meet the standards for approval of special exception uses that all other special exception uses must meet:

- (1) The establishment, maintenance, location or operation of the use will not be detrimental to or endanger the public;
- (2) The use is compatible with the intent of the zoning district and will not change the essential character of the surrounding area;
- (3) The use will not be injurious to the use or enjoyment of other property in the immediate vicinity for the purposes permitted, will not substantially diminish or impair property values within the area, and will not result in any significant adverse impact on the natural environment;
- (4) The establishment, maintenance, location or operation of the use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in that district;
- (5) Adequate utilities, access roads, drainage, and other necessary services or facilities have been or will be provided such that the use will not place demands on public services or facilities in excess of capacity; and
- (6) The use will, in all other respects, conform to the applicable regulations of the zoning district in which it is located, conditions imposed on approval, and all other applicable provisions of law, ordinance or statute.

City of Grandville:

Special Land Use required in all residential districts and one downtown district. No additional requirements are listed so the request only has to meet the general standards that all special land uses must meet.

Table 6.2 Table of Uses, Single and Two Family Residential Conventional Zoning Districts						
Requirement	R1-A	R1-B	R1-C	R2-A	R2-B	Additional Requirements
Institutional and Non-residential Uses						
Public, private, or parochial schools	SLU	SLU	SLU	SLU	SLU	--

Table 6.3.B. Single and Two Family Residential Zoning District Regulations						
Requirements		R1-A	R1-B	R1-C	R2-A	R2-B
Minimum Lot Size	Area (sq. ft.)	11,200	9,100	7,500	13,000	6,000
	Width in feet	80	70	60	100	none

Table 10.4 Permitted and Special Land Uses by District			
Use	PB	CBD	Development Requirements
Civic			
Public, private or parochial schools	SLU	NP	

Prairie/Barrett District: Single Family Detached and Two Family Residential Dwelling Requirements

Lot Size	
Minimum Area	6,000 sq. ft.
Maximum Area	15,000 sq. ft.
Minimum Width	50 ft.

Blendon Township:

Public and private schools allowed with a special land use permit in the AG, R-1, R-2, and R-3 zoning districts. Not permitted in the Exclusive Agricultural district. There are no specific standards for special land use approval. The request has to meet the same general standards that all special land uses must meet (i.e. compatibility with adjacent uses).

Table 03.01 Uses Allowed in Agricultural and Residential Zoning Districts						
Uses	EAG	AG	R-1	R-2	R-3	Use Conditions
Churches, public and private schools, libraries, museums, parks, playgrounds, community centers, governmental, administration, or service buildings and similar uses which are owned and operated by a governmental agency or a noncommercial organization.	NP	S	S	S	S	

Table 03.09 Agricultural and Residential Schedule of Area and Bulk Requirements (a)									
Zoning Districts	Lot Minimum Requirements		Minimum Setback Requirements (feet) (a)					Minimum Floor Area (sq.ft. UFA)	Max. Lot Coverage (%) (E)
	Minimum lot area/maximum density	Minimum lot width (ft.)	Front Yard (b)(c)	Side Yard	Total Both Side Yards	Rear Yard	Natural Feature (D)		
EAG Agriculture	40 acres per parcel	660 (f)	60	60	120	50	25	1,040 total 780 ground floor	25
AG Agriculture	40 acres per dwelling unit	165 (f)	60	20 residential 60 non-res.	50 residential 120 non-res.	50	25	1,040 total 780 ground floor	25
R-1 Single family dwellings	20 acres per dwelling unit	165 (f)	60	20 residential 50 non-res.	45 residential 100 non-res.	50	25	1,040 total 780 ground floor	15
R-2 Single & two family dwelling	18,000 sq. ft. per dwelling unit See table 03.05	90	30	7	15	25	25	1,040 total 780 ground floor (h)	30
R-2 Multiple family & non-residential	4 units for first 2 acres and 4 units per 1 acre thereafter	110	40	20	(i)	25	25	750 one bedroom 950 two or more bedrooms	30
R-3 Single & two family dwelling	10,000 sq. ft. per dwelling See table 03.07	70	25	5	15	25	25	1,040 total 780 ground floor (h)	30
R-3 Multiple family & non-residential	8 units per acre	70	30	20	(i)	25	25	750 one bedroom 950 two or more bedrooms	30

Permitted by right in C-1 Neighborhood Commercial District: private and public schools.

Permitted by right in O-S Office Service District: public, parochial and other private elementary, intermediate and/or high schools offering courses in general education, and nursery school and group day care centers. Public and private colleges, universities and other institutions of higher learning require special land use approval by only meeting the general standards (no specific standards).

Table 05.04 Schedule of Area and Bulk Requirements C-1	
Minimum Lot Area	2 acres
Minimum Lot Width	110 feet
Front Yard Setback	25 feet (a)
Side Yard Setback	15 feet
Rear Yard Setback	25 feet
Natural Feature Setback	25 feet (b)
Maximum Building Height	35 feet
Maximum Lot Coverage	30%

Table 05A.04 Schedule of Area and Bulk Requirements O-S	
Minimum Lot Area	10,000 Square Feet
Minimum Lot Width	80 feet
Front Yard Setback	20 feet (a)
Side Yard Setback	15 feet
Rear Yard Setback	25 feet
Natural Feature Setback	25 feet (b)
Maximum Building Height	35 feet
Maximum Lot Coverage	30%

Jamestown Township:

Permitted by right in the AR Agricultural-Rural Residential District: schools, libraries and other municipal structures and uses. The minimum lot size is **two (2) acres** and minimum lot width is **two hundred (200) feet** in the AR district.

Permitted by right in the R-1 Residential District: schools, libraries and other municipal structures and uses. The minimum lot size is **thirty thousand (30,000) square feet** and minimum lot width is **one hundred thirty-two (132) feet**.

Permitted by right in the R-2 Residential District: schools, libraries and other municipal structures and uses. This chapter only specifies the minimum lot size and width for residential dwellings and does not mention anything for any other uses.

Special Land Use required in the C-1 Village Commercial District: public and private schools. The minimum lot size is **fifteen thousand (15,000) square feet** and minimum width is **one hundred (100) feet** at the street right-of-way line.

Special Land Use required in the C-2 General Commercial District: public and private schools. The minimum lot size and width are listed as **TBD** with a footnote stating, "The minimum lot size shall be determined by the development requirements for the district. All lots shall be of a size to accommodate the building, setback requirements, landscaping and parking as required in this Ordinance. No lot may exceed the 4:1 ratio of depth to width."

Special Land Use required in the B/I Business and Industrial District: public and private schools. The minimum lot size is **forty thousand (40,000) square feet** and minimum lot width is **one hundred fifty (150) feet**.

There are no specific special land use standards for schools. They only have to meet the same general standards that all special land uses must meet (below):

- C. That the development will be:
 - 1) In accordance with the general objectives, intent and purposes of this Ordinance.
 - 2) In accordance with the goals and objectives of the Jamestown Charter Township General Development Plan.
 - 3) Designed, constructed, operated and maintained in harmony with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed.
 - 4) Nonhazardous or disturbing to existing or future uses in the same general vicinity and in the community as a whole.
 - 5) Served adequately by essential infrastructure, such as highways, streets, storm water drainage, refuse disposal, water and sewage facilities.
 - 6) Not creating excessive additional requirements at public cost for infrastructure and will not be detrimental to the economic welfare of the community.
 - 7) Not involving uses, activities, processes, materials and equipment or conditions of operation that will be detrimental to any person, property or general welfare by reason of excessive production of traffic, noise, vibration, smoke, fumes, glare or odors.

Allendale Township:

Special Land Use permit is required for schools in all districts that permits schools. Those districts are:

- AG Agricultural and Rural District: schools and colleges, government buildings
- RE Rural Estate District: schools and colleges, government buildings
- R-1 Low Density One-Family Residential District: elementary and secondary schools and colleges which may include on campus dormitories, libraries, museums, art galleries, auditoriums, gymnasiums, and similar uses. Minimum side and rear yards of fifty (50) feet are required where the property abuts any residentially zoned lot.
- R-2 Medium Density Single- and Two-Family Residential District: elementary and secondary schools and colleges which may include on campus dormitories, libraries, museums, art galleries, auditoriums, gymnasiums, and similar uses. Minimum side and rear yards of fifty (50) feet are required where the property abuts any residentially zoned lot.
- R-3 Low Density Multiple Family Residential District: elementary and secondary schools and colleges which may include on campus dormitories, libraries, museums, art galleries, auditoriums, gymnasiums, and similar uses. Minimum side and rear yards of fifty (50) feet are required where the property abuts any residentially zoned lot.

Not permitted in any other district.

There are no specific standards for schools so they only have to meet the general standards that every special land use must meet.

Section 20.06 STANDARDS.

No special land use shall be approved by the Planning Commission unless the Commission finds:

- A.** That the establishment, maintenance, or operation of the special land use will not be detrimental to or endanger the public health, safety, or general welfare.
- B.** That the special land use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor shall it substantially diminish and impair property values in the neighborhood.
- C.** That the establishment of the special land use will not impede the normal and orderly development and improvement

of the surrounding property for uses permitted in the district.

- D.** That adequate utilities, access roads, drainage, and necessary facilities have been or are being provided.
- E.** That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
- F.** That the special land use shall, in all other respects, conform to the applicable regulations of the district in which it is located and to any additional conditions or procedures as specified in Article 23.

Allendale Township continued...

The minimum lot size and minimum lot width of each district that permits schools are as follows:

- AG: **one (1) acre** and width of **one hundred fifty (150) feet**.
- RE: **not less than (1) acre** and width of **not less than one hundred fifty (150) feet** except for lots on a cul-de-sac.
- R-1: **not less than fifteen thousand (15,000) square feet** and **not less than one hundred (100) feet** at the front setback line for interior lots or have a **minimum of seventeen thousand five hundred (17,500) square feet** and **minimum width of one hundred twenty (120) feet** at the front setback line for corner lots.
- R-2: the way this chapter is written, it appears that the requirements only applies to residential dwelling units.
- R-3: **minimum of fifteen thousand (15,000) square feet** and **minimum width of one hundred (100) feet**.

Note: The specific standards for special land use for a church in Allendale’s Zoning Ordinance state, “The following uses may be conducted in conjunction with a church facility when located on the same parcel as the church facility and when specifically authorized as Special Land Use by the Planning Commission in accordance with the requirements of Article 20 of this Ordinance.”

- a. Senior citizen community center;
- b. Child and adult day care center;
- c. **School;**
- d. Food pantry and household goods bank;
- e. Lighted athletic fields;
- f. Coffee and beverage bar offering.....
- g. The sale of new and used household goods such as.....

So schools conducted in conjunction with a church are allowed on the same parcel as a church. Churches are required to have access from a collector or arterial street, except that the Planning Commission may approve a secondary access point which is not from such a street, and the minimum site area is two (2) acres with a minimum lot width of two hundred (200) feet.