

- d. **Micro Wireless Facility** installation, placement, maintenance, operation, or replacement of that is suspended on cables strung between utility poles or wireless support *structures* in compliance with applicable codes.

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SECTION 39-4.03 SPECIAL LAND USES WITH BASIC STANDARDS REQUIRED

- A. **List of Special Land Uses and Allowable Zone Districts.** The following uses shall be approved as *Special Land Uses* by the *Planning Commission*, using **The Basic Special Land Use Standards** per Sections 39-4.03.B and 39-12.08.
 1. **Child Care Centers** – NMU, CMU, RMU, GMU, and I *Zone Districts*
 2. **Dwelling Units: 5 or more** – NMU *Zone District*
 3. **Event Venue** – NMU, RMU, and F *Zone Districts*
 4. **Government/Municipal Services** - All *Zone Districts* except OS
 5. **Hospitals** – CMU and RMU *Zone Districts*
 6. **Institutions of Higher Education** – All *Zone Districts* except ED
 7. **K-12 Schools** – All *Zone Districts* except OS. Public schools where the State Superintendent has exclusive jurisdiction are exempt from all *zoning* requirements.
 8. **Maker Spaces** - NMU and F *Zone Districts*
 9. **Manufacturing (Low Intensity)** – CMU and RMU *Zone Districts*
 10. **Nursing Homes** – RMU and GMU *Zone Districts*
 11. **Power Plants- Non-Wind or Solar** – I *Zone District*
 12. **Recreation (Indoor)** – OS *Zone District*
 13. **Recreation (Outdoor)** – RMU, GMU, F *Zone Districts*. Note: Public parks are permitted in all *Zone Districts*, including

Zone Districts where other *outdoor recreation* is prohibited or requires *Special Land Use Approval*.

14. **Religious Institutions** – RMU, GMU, I, and F *Zone Districts*
 15. **Research and Development** – GMU *Zone District*
 16. **Transportation and Logistics** – CMU *Zone District*
- B. **Summary of The Basic Special Land Use Standards** (Section 39-12.08)
 1. The use and the *Site Plan* shall be **consistent with the intent of UDO.**
 2. The *Site Plan* shall **comply with all UDO requirements.**
 3. The use shall be **designed, constructed, operated, and maintained to be compatible** with *uses* on surrounding properties, and the site design shall minimize the impact of site activity on surrounding properties.
 4. **In determining** if these above requirements have been met, consideration will be given to how the following relates to the surrounding properties:
 - a. **Parking** – location and *screening* of vehicular circulation;
 - b. **Outdoor storage, activity, or work areas, and mechanical equipment;**
 - c. **Structure massing, placement, and materials;**
 - d. **Hours of Operation.** Approval may be conditioned upon operation within specified hours to minimize impact on surrounding properties.
 5. **Landscaping and additional amenities proposed.** Approval may be conditioned upon additional *landscaping* or *amenities* being added to the site design.
 6. Compatibility with the City of Holland’s **Master Plan.**
 7. Adequate access to **public services.**
 8. **Impact of traffic.** A *Traffic Impact Study* may be required for all *Special Land Uses*.

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- 9. No **detrimental effects** are foreseen due to *noise*, vibration, smoke, fumes, odors, dust, *glare*, and light, etc. on surrounding properties.
- 10. Shall be compatible with the **natural environment and conserve natural resources and energy**.

S* **SECTION 39-4.04
SPECIAL LAND USES
WITH BASIC STANDARDS
AND SPECIFIC USE
STANDARDS REQUIRED**

A. List of Special Land Uses with Basic Standards AND Specific Use Standards Required

- 1. **Alternative Energy (Wind and Solar)** – All *Zone Districts*
- 2. **Firearm and Archery Ranges** – CMU and I *Zone Districts*
- 3. **Gas Stations** – CMU, GMU, and I *Zone Districts*
- 4. **Manufacturing – (High Intensity)** – I *Zone District*
- 5. **Marinas** – All *Zone Districts*
- 6. **NMU Mixed Use Buildings with 5 or more Attached Dwelling Units** – NMU *Zone District*
- 7. **Parking Lots as a Principal Use** – CMU and F *Zone Districts*
- 8. **Parking Structures as the Principal Use** – CMU and F *Zone Districts*
- 9. **Sexually Oriented Businesses** – CMU *Zone District*
- 10. **Vehicle Repair** – NMU *Zone District*
- 11. **Vehicle Sales** – NMU and RMU *Zone Districts*
- 12. **Wireless Communication Facilities** – CMU, I and OS *Zone Districts*

B. Alternative Energy

- 1. **Wind Turbines over 40 feet in height** (Large Scale)

- a. **Zone Districts Permitted as a Special Land Use:** As an *accessory use* in all *Zone Districts*; as a *principal use* in the I *Zone District*
- b. **Approving Authority:** *Planning Commission*
- c. **Additional Review Processes:** For wind turbines **40 feet or less in height**, see Section 39-4.02.B.1.
- d. **Standards:**
 - 1) **Large scale.** Shall be freestanding. Shall not be considered an *accessory structure*.
 - 2) **Shall comply** with the Basic *Special Land Use Standards* in Sections 39-4.03.B and 39-12.08.
 - 3) **Setbacks.** The minimum setback for the turbine structure shall equal to the maximum *tip height* of the turbine.
 - 4) **No Maximum Tip Height.** There shall be no maximum *tip height*, however, the proposed *height* shall meet all State and Federal regulations and be approved by the West Michigan Airport Authority and the *Planning Commission*. The *Planning Commission* may require a lesser *height*.
 - 5) **Minimum Ground Clearance.** The minimum vertical blade tip clearance from *grade* shall be **50 feet**.
 - 6) **Shadow Flicker.** Shall not produce off-site shadow flicker.
 - 7) **Noise Standards.**
 - a) *Applicant* shall provide an initial sound modeling report and, within 6 months of commencing operation of the wind turbine, a post-construction sound report for the project.
 - b) No wind turbine shall generate audible *noise* that exceeds 45 *dba* (*Lmax*) or 55 *dbc* (*Lmax*) (*dbc* to *dba* ratio of 10 *dB* per ANSI standard S12.9 Part 4 Annex D) for any duration, at a *property line*.