

## VACANT LAND For Sale

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## 9837 Port Sheldon Street Zeeland, MI 49464

48 acres available in Zeeland. Unique development opportunity.  
Contact an agent today!



# 9837 Port Sheldon Street, Zeeland

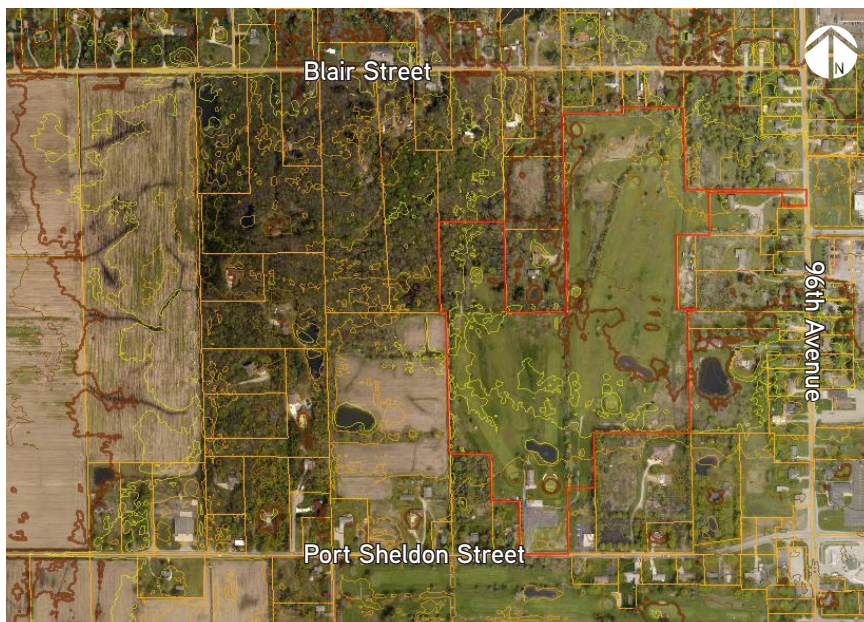
## LAND AMENITIES

- › Zoning: Medium density residential
- › School District: Zeeland
- › Municipality: Olive Township
- › Utilities: Public water in 96th Ave, natural gas, and electric

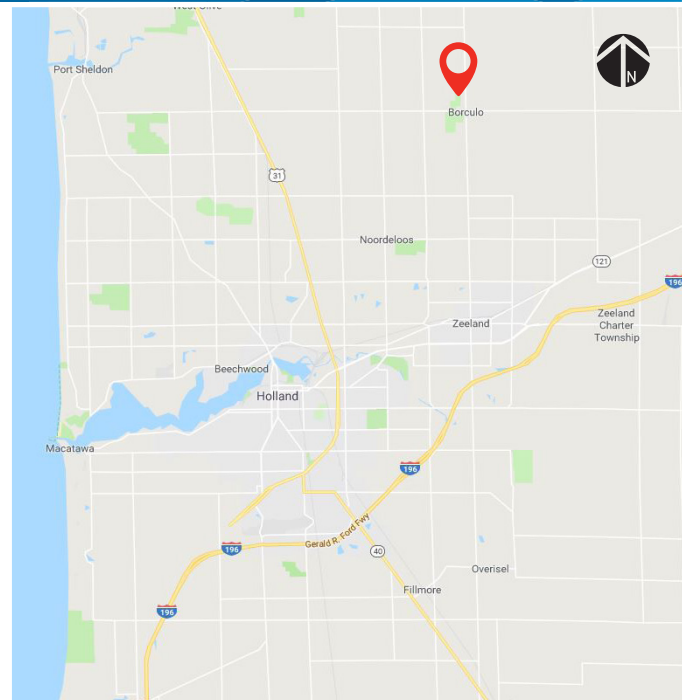
## SALE INFORMATION

- › Sale Price: \$599,000
- › Sale Price/Acre: \$12,475
- › Total Acreage: 48.01

## AERIAL PARCEL PHOTO



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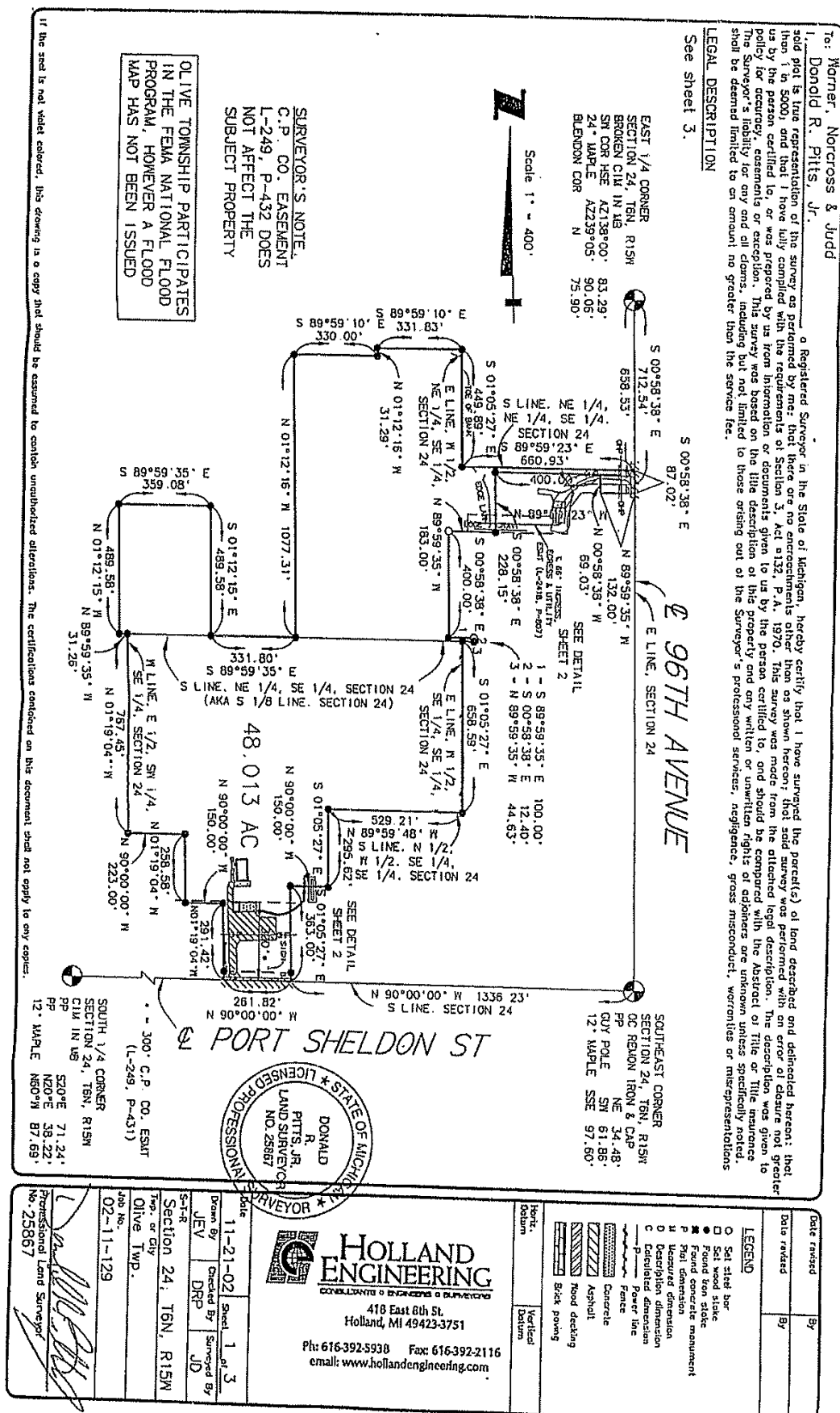
## CONTACT US

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### **Article 8** **MDR Medium Density Residential District**

#### **Section 8.01 - Purpose**

It is the purpose of the Medium Density Residential District to provide for single family residential uses at reasonable densities. It is further the purpose to require lot areas large enough to protect Township groundwater from excessive pollution due to an over-concentration of septic tank systems, particularly in areas adjacent to water bodies and in inland areas where groundwater need to be protected because of on or off-site human use.

#### **Section 8.02 - Permitted Principal Uses** *(amended 06-06-08, 08-07-09)*

- A. Single family dwellings of conventional or manufactured construction on lots which meet the requirements of Section 8.06A or 8.06B, whichever is applicable.
- B. Existing types of agricultural land, building and structural uses, provided they meet the AG District requirements, and those uses permitted in Sections 5.02a and 5.04 (except G).
- C. A family child care home of a state licensed residential facility except an adult foster care facility licensed by a state agency for care and treatment of persons released from or assigned to an adult correctional institution.
- D. Livestock operations in accordance with Section 21.35B of this Ordinance.

#### **Section 8.03 - Permitted Principal Special Uses with Conditions** *(amended 06-06-08)*

The following special uses of land, if located as a parcel of land at least five (5) acres, except as required otherwise, buildings and structures are permitted subject to the provisions of Article XVIII, "Special Uses":

- A. Permitted special uses:
  - 1. Public buildings
  - 2. Public recreational playgrounds
  - 3. Non-profit recreation areas
  - 4. Religious institutions
  - 5. Educational and social institutions
  - 6. Golf courses and country clubs on a parcel of land of at least forty (40) contiguous acres.
  - 7. A group child care home, provided it meets the following requirements:
    - A. Is located not closer than 1,500 feet to any of the following:
      - 1. Another licensed group child care home.
      - 2. Another adult foster care small group home or large group home licensed under the adult foster care facility licensing act, 1979 PA 218, MCL 400.701 to 400.737.

3. A facility offering substance abuse treatment and rehabilitation service to seven or more people licensed under Article 6 of the Public Health Code, 1978 PA 368, MCL 333.6101 to 333.6523.
  4. A community correction center, resident home, halfway house, or other similar facility which houses an inmate population under the jurisdiction of the department of corrections.
- B. Has completely enclosed fencing at least six feet in height in all areas which children are allowed outside to be in, except when being picked up or dropped off. Children shall not be allowed outside except within a completely enclosed fenced in area located in the side or rear yard.
- C. Maintains the property consistent with the visible characteristics of the neighborhood.
- D. Does not exceed 16 hours of operation during a 24-hour period.
- E. Meets regulations, if any, governing signs used by a group child care home to identify itself.
- F. A group child care home operator shall provide one paved off street parking for each employee which may be adjacent to, but not within, a driveway.

B. Above permitted principal special uses are subject to the following requirements;

1. The proposed site for any of the uses permitted herein except as permitted by Section 8.03 A 7 shall have at least one (1) property line abutting an impervious hard surface paved road, and the site shall be so planned as to provide all access directly to said road.
2. Front yards, rear yards, and side yards that front upon a street right-of-way shall be at least fifty (50) feet. All other side yards shall be a minimum of 25 feet. All yards shall be landscaped in trees, shrubs, and grass. All such landscaping shall be maintained in a healthy condition. There shall be no buildings or structures permitted in these yards, except required entrance drives, ponds, and those walls, ponds, and fences, and berms used to screen the use from abutting residential lots, parcels, and parking areas, provided the parking areas and ponds are at least 15 feet from any lot line or road right-of-way line. No wall, fence, or berm shall be located, or be of such size or design, so as to obstruct the vision of drivers of vehicles entering or leaving the site of traffic located on or off the site.
3. Shall meet all other applicable requirements of this Zoning Ordinance.
4. If any of the above uses provide child care facilities or services and those services or facilities are not licensed by the State, then those uses must comply with the following:

All areas and/or rooms in which child care is provided shall be capable of being viewed from the outside of the room or area in which child care is provided and shall be located within a reasonable distance as determined by the Planning Commission from a bathroom.
5. The maximum lot coverage shall not be in excess of 50% excluding parking areas, drives, and ponds.



#### Section 8.04 - Permitted Accessory Uses

- A. Normal existing accessory uses to single family housing and existing agricultural uses, and those additional normal waterfront accessory uses and activities, such as docks, decks, wharves, beaches, beach equipment and apparatus, boat houses, boat moorings, beach shelters, cabanas or small bathhouses and other existing or typical waterfront accessory uses, with the additional approval of the Michigan Department of Natural Resources or other public agency when required.
- B. Normal accessory uses to permitted and approved "Special Uses", and those additional normal, typical and existing types of waterfront accessory uses and activities specific to approved "Special Uses", with the additional approval of the Michigan Department of Natural Resources or other public agency when required.
- C. Customary home occupations, as conditioned by Section 21.19 required.

#### Section 8.05 - Permitted Accessory Uses with Conditions

- A. Private swimming pools for use as a part of single family dwellings in conformance with the provisions of Section 21.18.

#### Section 8.06 - Dimensional Requirements:

- A. Lot Area: Minimum of 10,000 square feet with public or common sewer and water.
- B. Lot Area: Minimum of 20,000 square feet, if lot or parcel does not have public sewer or water available and on-site water supply and wastewater disposal systems are both permitted and approved by the County Health Department.
- C. Lot Width: Minimum of 80 feet for A. above and 100 feet for B. above.
- D. Lot Coverage: Maximum of 30%.
- E. Floor Area: The minimum first floor area of a one (1) story dwelling 960 square feet, and for a two (2) story dwelling 700 square feet and a minimum total of 960 square feet for both stories.
- F. Yard and Setback Requirements:
  - 1. Front yard: Minimum of fifty (50) feet from the road right-of-way, except as otherwise required in Section 8.03 B.2 and unless a greater setback from the waterline is required by the Michigan Department of Natural Resources or other public agency when required, or as specified in the Master Plan for Roads and Highways, whichever is the greater.
  - 2. Side Yards: Minimum of ten (10) feet for each side yard, except where a side yard abuts a road right-of-way line, the minimum shall be fifty (50) feet, or as specified in the Master Plan for Roads and Highways, whichever is the greater. (Rev. 8/17/89)
  - 3. Rear Yard: Minimum of fifty (50) feet.
- G. Height Limitations: Maximum of thirty-five (35) feet for all residential structures; a maximum of twenty-five (25) feet for all residential related accessory structures.