

**CITY OF WATERVLIET  
BERRIEN COUNTY, MICHIGAN**

**NOTICE OF ORDINANCE AMENDMENT**

TO THE RESIDENTS AND PROPERTY OWNERS OF THE CITY OF WATERVLIET, BERRIEN COUNTY, MICHIGAN AND ALL OTHER INTERESTED PERSONS: PLEASE TAKE NOTICE that at a special/regular Watervliet City Commission meeting held on September 10, 2013, the Commission, in accordance with the requirements of P.A. 110 of 2006 being the Michigan Zoning Enabling Act, amended the City's Zoning Ordinance affecting the development and use of land by adding the Business - Office/Technical District. Below is a true and complete copy of the adopted amendment:

**Section 8.04. B-OT Office/Technical District.**

1. *Purpose.* The B-OT district is established to provide an area of the City that is conducive to professional establishments predominantly of a medical, research or technical nature that sits in a campus like setting away from conventional retail or trade businesses which are encouraged to remain in the downtown district or M-140 business corridor.

2. *Permitted uses.* The following professional uses are permitted provided that they are operated entirely within a building or buildings, except for off-street parking and loading facilities:

Accounting Offices, including the offices of tax preparers; Architectural Firms and Offices; Armed Forces Recruiting Offices; Attorney and Law Offices; Brokerage Offices; Corporate Offices; Engineering Firms and Offices; Fire Stations, Police Stations and Substations; Hospitals, Specialty Clinics, Medical Centers, Laboratories and Research Facilities; Dental Offices; Hotels; Real Estate and Insurance Agent Offices; Office Equipment and Medical Supply Stores; Abstract and Title Insurance Offices; Restaurants, Delicatessens, Coffee Shops and Pubs; Banks, Savings and Loan Associations and similar financial institutions or offices.

3. *Special Uses.* The following uses may be allowed by special use permit in accordance with the provisions of Article XVII:

Veterinarian Offices, Planned Unit Developments in accordance with Article XVIII.

4. *Conditions of use.* All permitted uses and special uses in this district shall be subject to the following conditions:

- a.) All utilities in right of ways or to buildings must be underground.
- b.) All refuse containers must be located at the rear of each site and not visible from the right of way and must be in an enclosure. The enclosure can be integral to the permitted principal structure or detached.
- c.) No outside storage will be permitted unless specifically approved by the City Commission.

d.) No commercial statements of the occupant's products or services will be allowed as a part of the building facade or elevation.

5. *Height of Buildings.* No building or structure shall be erected or structurally altered to exceed fifty-five (55) feet in height.

6. *Minimum lot size.*

- a.) Lot area: Minimum lot area of 22,500 square feet.
- b.) Lot width: Minimum lot width of 150 feet.
- c.) Lot depth: Minimum lot depth of 150 feet.

7. *Yard areas.*

- a.) Front yard: A front yard of not less than 50 feet.
- b.) Side yards: A side yard of 15 feet shall be maintained except where abutting a residential use or street line, in which case a side yard of 25 feet shall be maintained.
- c.) Rear yards: A rear yard of not less than 20 feet.

8. *Signs.* All signs in the front set back will be ground mounted signs. Building or facade mounted signs will be allowed, however, all signs shall be in conformity with the provisions of Article XI.

9. *Off-street parking and loading.* Off-street parking and loading facilities shall be provided as permitted or required in Article XII.

PLEASE TAKE FURTHER NOTICE that this amendment will take effect 7 days after publication. A copy of the amendment may be purchased or inspected at the Watervliet City Hall, 158 W. Pleasant St., Watervliet, Michigan during regular business hours.

Becky J. Cagle  
Acting Clerk