

ZONING

120 Attachment 4

Town of Holland

SCHEDULE OF AREA, LOT AND BULK REQUIREMENTS HB HIGHWAY BUSINESS AND M MANUFACTURING AND INDUSTRIAL DISTRICTS

[Amended 4-14-2004 by L.L. No. 1-2004; 12-14-2022 by L.L. No. 3-2022; 12-11-2024 by L.L. No. 2-2024]

| Zone District | Permitted Uses | Minimum Lot Size | | | Minimum Yard Requirements | | | | | | Maximum Building Height | | Maximum Building Coverage | Minimum Floor Area (square feet) |
|--------------------------------|---|------------------|-----------------|--------------|---------------------------|-------------|---------|--------------------|-------------|--------------------|-------------------------|-------------|---------------------------|----------------------------------|
| | | | | | Minimum Lot Size | | | Principal Building | | Accessory Building | | | | |
| | | Area | Frontage (feet) | Depth (feet) | | | | Front (feet) | Rear (feet) | Side | | Rear (feet) | | |
| | | | | | One (feet) | Both (feet) | Stories | | | Feet | | | | |
| HB Highway Business | Retail and service uses ² | 40,000 sq. ft. | 150 | 200 | 40 | 30 | 15 | 30 | 15 | 15 | 1 | 20 | 25% | — |
| | Religious and quasi-public uses ² | 40,000 sq. ft. | 150 | 200 | 40 | 30 | 15 | 30 | 15 | 15 | 2½ | 35 | 25% | — |
| | Drive-in restaurants ² | 40,000 sq. ft. | 150 | 200 | 40 | 30 | 15 | 30 | 15 | 15 | 1 | 20 | 25% | — |
| | New and used car lots ² | 2 acres | 300 | 200 | 50 | 30 | 15 | 30 | 15 | 15 | 1 | 20 | 25% | — |
| | Gasoline mini-mart | 40,000 sq. ft. | 200 | 200 | 50 | 30 | 15 | 30 | 15 | 15 | 1 | 20 | 25% | — |
| | Automotive repair garages ² | 20,000 sq. ft. | 125 | 150 | 40 | 30 | 15 | 30 | 15 | 15 | 1 | 20 | 25% | — |
| | Wholesale businesses ² | 40,000 sq. ft. | 150 | 200 | 40 | 30 | 15 | 30 | 15 | 15 | 1 | 20 | 30% | — |
| | Planned business areas ² | 3 acres | 400 | 250 | 50 | 30 | 25 | 50 | 15 | 15 | 1 | 20 | 30% | 8,000 |
| | Outdoor commercial recreational use ² | 3 acres | 400 | 250 | 50 | 50 | 25 | 50 | 50 | 50 | 1 | 20 | 20% | — |
| Motels ² | 2 acres | 300 | 250 | 50 | 30 | 25 | 50 | 15 | 15 | 1 | 30 | 25% | — | |
| M Manufacturing and Industrial | Manufacturing and industrial uses ² | 3 acres | 300 | 200 | 50 | 30 | 25 | 50 | 30 | 15 | 1 | 30 | 30% | — |
| | Offices and laboratories ² | 40,000 sq. ft. | 150 | 200 | 40 | 30 | 25 | 50 | 30 | 15 | 2 | 35 | 30% | — |
| | Veterinarian offices and animal kennels or hospitals ² | 3 acres | 300 | 200 | 75 | 75 | 75 | 150 | 75 | 150 | 1 | 35 | 30% | — |
| | Farms ² | 5 acres | 400 | 300 | 50 | 100 | 50 | 100 | 50 | 50 | 2½ | 35 | 5% | 960 |
| | Gasoline mini-mart | 40,000 sq. ft. | 200 | 200 | 50 | 30 | 15 | 30 | 15 | 15 | 1 | 20 | 25% | — |

NOTES:

HB District driveway setback: five feet.

¹ Depth measured from property line.

² Permitted with special permit only.

³ Excludes barns and silos.