



Land | For Sale | 4.63 Acres

8447 Stadium Drive
5 Acres Zoned Commercial/Multi-Family Duplex

8447 Stadium Drive
Oshtemo, MI 49009

Overview

This is a unique piece of property with the frontage of 275' x 200' zoned commercial with the potential of developing or selling off the back portion as duplex lots (total of 4 lots). This would be a great development for a small developer looking for a housing project and either keep or sell the commercial 1.25 acre parcel to be developed. There is a proposed split of the property attached. The owner is an architect and can assist with site planning.

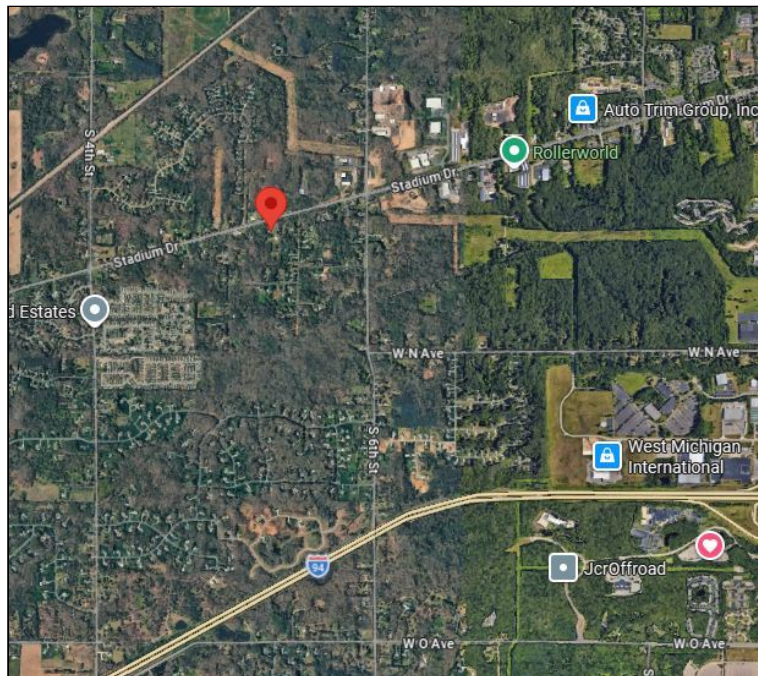
Sale Price

\$375,000

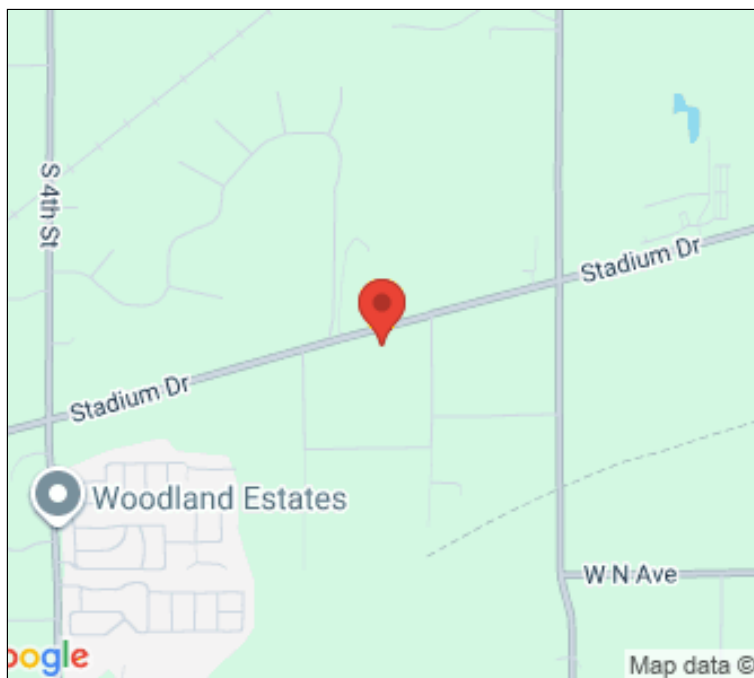
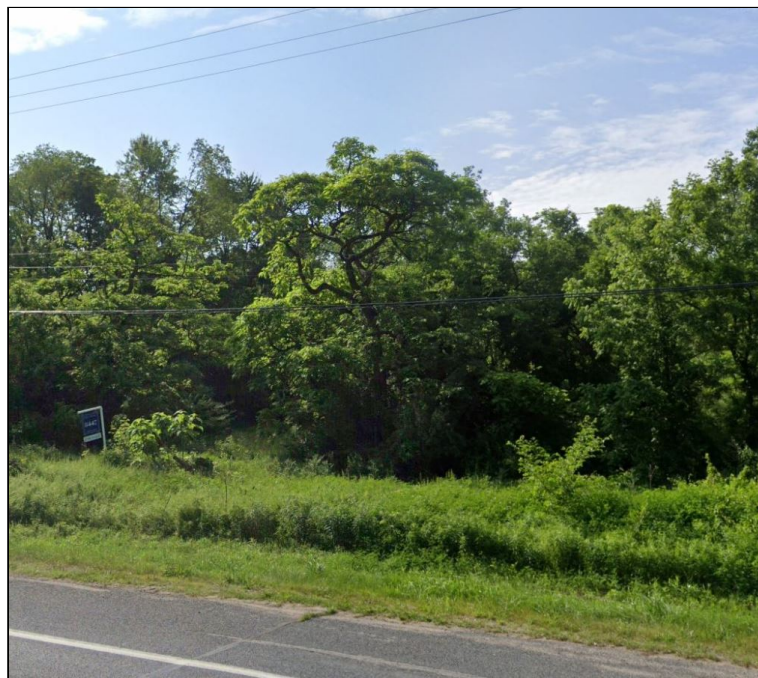
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PROPERTY FEATURES



County:	Kalamazoo
Municipality:	Oshtemo Township
Total Acres:	5 Acres
Lot Dimensions:	275' x 200' Irr.
Recommended Use:	Commercial
Zoning Code / Description:	C & R2 / Local Business District/Residential
Between Streets:	Opark & Hathaway
Street Type:	Public
Sewer / Water:	Public / Public
Utilities at the Road:	Gas and Electric
Utilities Available:	All Public Utilities
RE Taxes / Year:	\$1,948.92 / 2025

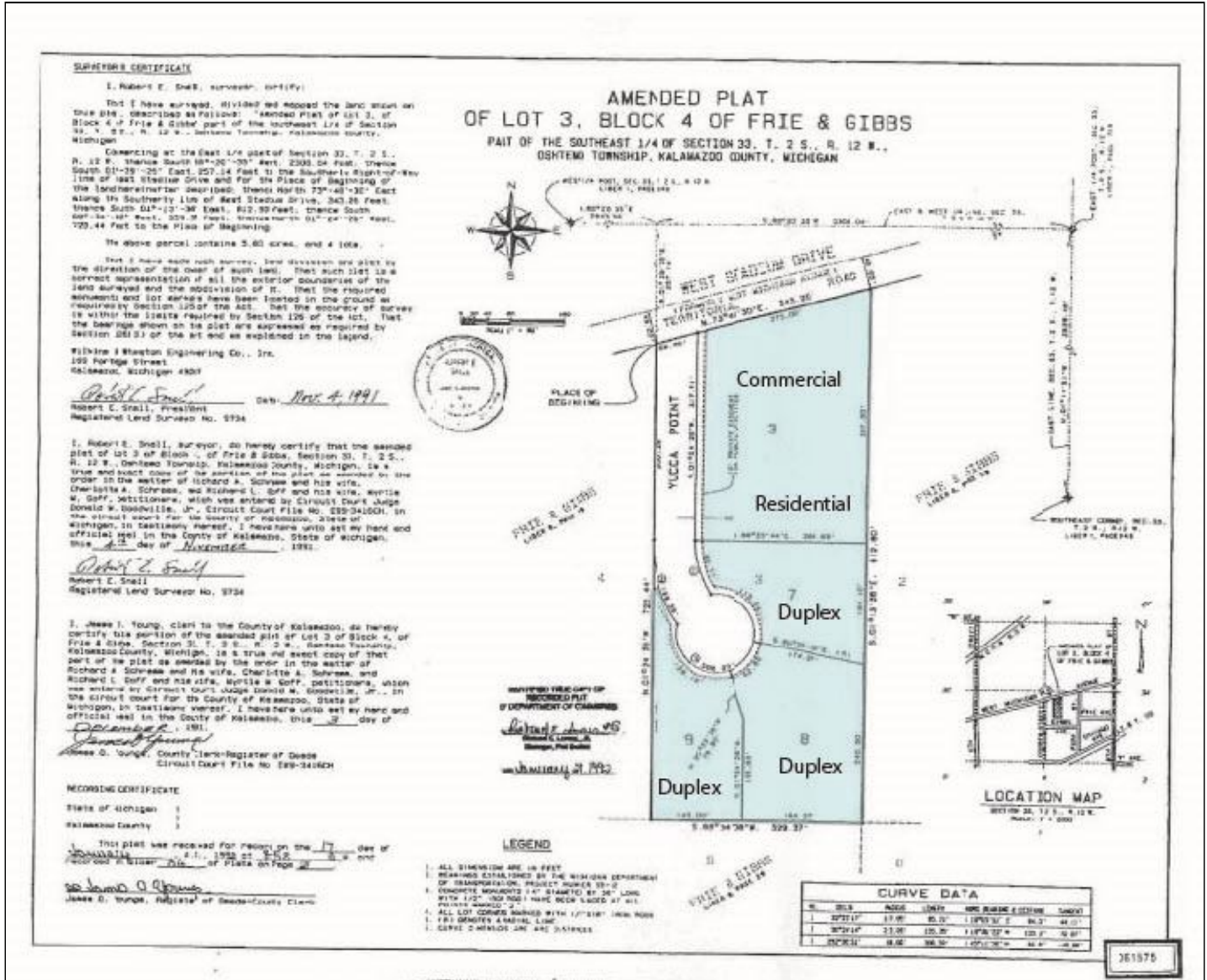


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PLAT MAP W/ PROPOSED LOT SPLIT



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TOPOGRAPHY MAP



ZONING ORDINANCE



Compilation of General and Zoning Ordinances

- Table of Contents
- COMPILATION OF GENERAL ORDINANCES
- Zoning Ordinance
 - Listing of Current Ordinances
 - 1 – TITLE, SEVERABILITY, AMENDMENTS, AND EFFECT
 - 2 – CONSTRUCTION OF LANGUAGE AND DEFINITION
 - 3 – ZONING DISTRICTS AND MAP
 - 4 – AG: AGRICULTURAL DISTRICT
 - 5 – RR: RURAL RESIDENTIAL DISTRICT
 - 6 – R-1: RESIDENCE DISTRICT
 - 7 – R-2: RESIDENCE DISTRICT
 - 8 – R-3: RESIDENCE DISTRICT
 - 9 – R-4: RESIDENCE DISTRICT
 - 10 – R-5: RESIDENCE DISTRICT
 - 11 – R-C: RESIDENTIAL CONSERVATION DISTRICT
 - 18 – C: LOCAL BUSINESS DISTRICT**
 - 18.10 STATEMENT OF PURPOSE
 - 18.20 PERMITTED USES
 - 18.30 PERMITTED USES WITH CONDITIONS
 - 18.40 SPECIAL USES
 - 19 – VC: VILLAGE COMMERCIAL DISTRICT
 - 20 – BRP: BUSINESS AND RESEARCH PARK
 - 21 – C-R: LOCAL COMMERCIAL DISTRICT, RESTRICTED
 - 26 – I-R: INDUSTRIAL DISTRICT, RESTRICTED
 - 27 – I-1: INDUSTRIAL DISTRICT, MANUFACTURING/USE
 - 28 – I-2: INDUSTRIAL DISTRICT, MANUFACTURING/USE
 - 29 – I-3: INDUSTRIAL DISTRICT, SPECIAL
 - 30 – MIXED USE DISTRICT
 - 34 – VILLAGE FORM-BASED CODE OVERLAY ZONE
 - 35 – 9TH STREET AND WEST MAIN OVERLAY ZONE
 - 36 – HISTORICAL OVERLAY ZONE
 - 37 – NEIGHBORHOOD OVERLAY ZONE
 - 41 – PLANNED UNIT DEVELOPMENT
 - 42 – RESIDENTIAL CONDOMINIUM DEVELOPMENT S
 - 43 – OPEN SPACE COMMUNITY
 - 44 – OPEN SPACE PRESERVATION RESIDENTIAL DEVELOPMENT
 - 48 – CONDITIONS FOR SPECIFIC PERMITTED USES
 - 49 – REQUIREMENTS FOR SPECIAL USES
 - 50 – SCHEDULE OF REGULATIONS
 - 52 – OFF-STREET PARKING OF MOTOR VEHICLES
 - 53 – LANDSCAPING
 - 54 – LIGHTING
 - 55 – SIGNS AND BILLBOARDS
 - 56 – ENVIRONMENTAL PROTECTION REQUIREMENT
 - 57 – MISCELLANEOUS PROTECTION REQUIREMENT
 - 58 – Airport Zoning Ordinance
 - 59 – WIRELESS TELECOMMUNICATION FACILITIES 5C
 - 60 – SOLAR ENERGY SYSTEMS
 - 63 – NONCONFORMING USES, STRUCTURES AND LAND
 - 64 – SITE PLAN REVIEW
 - 65 – SPECIAL USES
 - 66 – CONDITIONAL REZONING
 - 67 – BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY
 - 68 – PLANNING COMMISSION
 - 69 – ZONING BOARD OF APPEALS
 - 70 – ENFORCEMENT, FEES AND PENALTIES

ZONING ORDINANCE

ARTICLE 18

18 – C: LOCAL BUSINESS DISTRICT

Contents:

- 18.10 STATEMENT OF PURPOSE
- 18.20 PERMITTED USES
- 18.30 PERMITTED USES WITH CONDITIONS
- 18.40 SPECIAL USES

(Amended by ord. no. 628; adopted September 22nd, 2020; effective October 1st, 2020. Amended adopted February 10th, 2021, effective February 16th, 2021. Amended by ord. no.674; adopted effective February 25, 2025. Amended by ord. no. 684; adopted September 9, 2025; effective February 25, 2025. Amended by ord. no. 691; adopted April 28, 2026; effective May 7, 2026.)

18.10 STATEMENT OF PURPOSE

This district is designed to permit retail sales and commercial service uses.

18.20 PERMITTED USES

A. Any business primarily for the retail sale of merchandise or services in which any manufacturing is merely incidental to and an unsubstantial part of said business.

B. Banks, credit unions, savings and loan offices and similar financial institutions.

C. Offices.

D. Laundromats and dry-cleaning establishments, excluding those establishments providing cleaning laundromat and dry-cleaning establishments.

E. Hotels, motels.

F. Restaurants.

G. Hospitals and medical clinics.

H. Essential services.

I. Indoor theatres.

J. Passenger bus terminals, excluding facilities for the overnight storage of buses.

K. Accessory buildings and uses customarily incidental to the foregoing.

L. Pet shops.

M. Houses of worship.

N. Planned shopping center developments.

O. Commercial Center.

P. Proprietary schools and colleges.

Q. Child Care Centers.

R. Skating rinks, bowling alleys, indoor recreational facilities, and health clubs in existing buildings.

Effective on: 5/7/2026

18.30 PERMITTED USES WITH CONDITIONS

A. Veterinary clinics.

B. Temporary outdoor events (not lasting more than three days).

Effective on: 9/18/2025

18.40 SPECIAL USES

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- Table of Contents
- COMPILATION OF GENERAL ORDINANCES
 - Zoning Ordinance
 - Listing of Current Ordinances
 - 1 – TITLE, SEVERABILITY, AMENDMENTS, AND EFFECTIVE DATE
 - 2 – CONSTRUCTION OF LANGUAGE AND DEFINITION
 - 3 – ZONING DISTRICTS AND MAP
 - 4 – AG: AGRICULTURAL DISTRICT
 - 5 – RR: RURAL RESIDENTIAL DISTRICT
 - 6 – R-1: RESIDENCE DISTRICT
 - 7 – R-2: RESIDENCE DISTRICT**
 - 7.10 STATEMENT OF PURPOSE
 - 7.20 PERMITTED USES
 - 7.30 PERMITTED USES WITH CONDITIONS
 - 7.40 SPECIAL USES
 - 8 – R-3: RESIDENCE DISTRICT
 - 9 – R-4: RESIDENCE DISTRICT
 - 10 – R-5: RESIDENCE DISTRICT
 - 11 – R-C: RESIDENTIAL CONSERVATION DISTRICT
 - 18 – C: LOCAL BUSINESS DISTRICT
 - 19 – VC: VILLAGE COMMERCIAL DISTRICT
 - 20 – BRP: BUSINESS AND RESEARCH PARK
 - 21 – C-R: LOCAL COMMERCIAL DISTRICT, RESTRICTED
 - 26 – I-R: INDUSTRIAL DISTRICT, RESTRICTED
 - 27 – I-1: INDUSTRIAL DISTRICT, MANUFACTURING/USE
 - 28 – I-2: INDUSTRIAL DISTRICT, MANUFACTURING/USE
 - 29 – I-3: INDUSTRIAL DISTRICT, SPECIAL
 - 30 – MIXED USE DISTRICT
 - 34 – VILLAGE FORM-BASED CODE OVERLAY ZONE
 - 35 – 9TH STREET AND WEST MAIN OVERLAY ZONE
 - 36 – HISTORICAL OVERLAY ZONE
 - 37 – NEIGHBORHOOD OVERLAY ZONE
 - 41 – PLANNED UNIT DEVELOPMENT
 - 42 – RESIDENTIAL CONDOMINIUM DEVELOPMENT S
 - 43 – OPEN SPACE COMMUNITY
 - 44 – OPEN SPACE PRESERVATION RESIDENTIAL DEVELOPMENT
 - 48 – CONDITIONS FOR SPECIFIC PERMITTED USES
 - 49 – REQUIREMENTS FOR SPECIAL USES
 - 50 – SCHEDULE OF REGULATIONS
 - 52 – OFF-STREET PARKING OF MOTOR VEHICLES
 - 53 – LANDSCAPING
 - 54 – LIGHTING
 - 55 – SIGNS AND BILLBOARDS
 - 56 – ENVIRONMENTAL PROTECTION REQUIREMENTS
 - 57 – MISCELLANEOUS PROTECTION REQUIREMENTS
 - 58 – Airport Zoning Ordinance
 - 59 – WIRELESS TELECOMMUNICATION FACILITIES
 - 60 – SOLAR ENERGY SYSTEMS
 - 63 – NONCONFORMING USES, STRUCTURES AND LAND
 - 84 – SITE PLAN REVIEW
 - 85 – SPECIAL USES
 - 86 – CONDITIONAL REZONING
 - 67 – BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY
 - 68 – PLANNING COMMISSION
 - 69 – ZONING BOARD OF APPEALS
 - 70 – ENFORCEMENT, FEES AND PENALTIES

ZONING ORDINANCE

ARTICLE 7

7 – R-2: RESIDENCE DISTRICT

Contents:

- 7.10 STATEMENT OF PURPOSE
- 7.20 PERMITTED USES
- 7.30 PERMITTED USES WITH CONDITIONS
- 7.40 SPECIAL USES

(Amended by ord. no. 632; adopted February 10th, 2021, effective February 16th, 2021. Amended by ord. no. 674; adopted February 11, 2025, effective February 11, 2025. Amended by ord. no. 679; adopted July 8, 2025, effective July 24, 2025. Amended by ord. no. 684; adopted September 18, 2025.)

7.10 STATEMENT OF PURPOSE

This district classification is designed as a suburban residential district to permit a greater development than is provided in the rural districts of the Township, together with other residentially compatible activities which would serve the inhabitants of the area.

7.20 PERMITTED USES

- A. Any permitted use in the "R-1" Residence District.
- B. Private two-family dwellings.
- C. Libraries.
- D. Fire stations.
- E. Cemeteries, excluding crematories.
- F. Reserved.
- G. Houses of worship.
- H. Accessory buildings and uses customarily incidental to the foregoing.
- I. Family Child Care and Group Child Care Homes.
- J. Adult Foster Care Family Home.
- K. Foster Family Home.
- L. Qualified Residential Treatment Programs (QRTS)

Effective on: 9/18/2025

7.30 PERMITTED USES WITH CONDITIONS

- A. Temporary outdoor events (not lasting more than three days).
- B. Home occupations.
- C. Accessory Dwelling Unit.

Effective on: 9/18/2025

7.40 SPECIAL USES

- A. Golf courses, parks, and outdoor recreational areas.
- B. Buildings and regulator stations for essential services.
- C. Public and private schools; may have a Child Care Center as an accessory use.
- D. Reserved.
- E. Temporary outdoor events (lasting more than three days).

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ZONING ORDINANCE



View

Search

Archives

Tables

Quicklinks

Table of Contents

COMPILATION OF GENERAL ORDINANCES

Zoning Ordinance

Listing of Current Ordinances

1 – TITLE, SEVERABILITY, AMENDMENTS, AND EFFECTIVE DATE

2 – CONSTRUCTION OF LANGUAGE AND DEFINITION

3 – ZONING DISTRICTS AND MAP

4 – AG: AGRICULTURAL DISTRICT

5 – RR: RURAL RESIDENTIAL DISTRICT

6 – R-1: RESIDENCE DISTRICT

6.10 STATEMENT OF PURPOSE

6.20 PERMITTED USES

6.30 PERMITTED USES WITH CONDITIONS

6.40 SPECIAL USES

7 – R-2: RESIDENCE DISTRICT

8 – R-3: RESIDENCE DISTRICT

9 – R-4: RESIDENCE DISTRICT

10 – R-5: RESIDENCE DISTRICT

11 – R-C: RESIDENTIAL CONSERVATION DISTRICT

18 – C: LOCAL BUSINESS DISTRICT

19 – VC: VILLAGE COMMERCIAL DISTRICT

20 – BRP: BUSINESS AND RESEARCH PARK

21 – C-R: LOCAL COMMERCIAL DISTRICT, RESTRICTED

26 – I-R: INDUSTRIAL DISTRICT, RESTRICTED

27 – I-1: INDUSTRIAL DISTRICT, MANUFACTURING/USE

28 – I-2: INDUSTRIAL DISTRICT, MANUFACTURING/USE

29 – I-3: INDUSTRIAL DISTRICT, SPECIAL

30 – MIXED USE DISTRICT

34 – VILLAGE FORM-BASED CODE OVERLAY ZONE

35 – 9TH STREET AND WEST MAIN OVERLAY ZONE

36 – HISTORICAL OVERLAY ZONE

37 – NEIGHBORHOOD OVERLAY ZONE

41 – PLANNED UNIT DEVELOPMENT

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43 – OPEN SPACE COMMUNITY

44 – OPEN SPACE PRESERVATION RESIDENTIAL DEVELOPMENT

48 – CONDITIONS FOR SPECIFIC PERMITTED USES

49 – REQUIREMENTS FOR SPECIAL USES

50 – SCHEDULE OF REGULATIONS

52 – OFF-STREET PARKING OF MOTOR VEHICLES

53 – LANDSCAPING

54 – LIGHTING

55 – SIGNS AND BILLBOARDS

56 – ENVIRONMENTAL PROTECTION REQUIREMENTS

57 – MISCELLANEOUS PROTECTION REQUIREMENTS

58 – Airport Zoning Ordinance

59 – WIRELESS TELECOMMUNICATION FACILITIES 50

60 – SOLAR ENERGY SYSTEMS

63 – NONCONFORMING USES, STRUCTURES AND LAND

64 – SITE PLAN REVIEW

65 – SPECIAL USES

66 – CONDITIONAL REZONING

67 – BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY

68 – PLANNING COMMISSION

69 – ZONING BOARD OF APPEALS

70 – ENFORCEMENT, FEES AND PENALTIES

Zoning Ordinance > 6 – R-1: RESIDENCE DISTRICT

ZONING ORDINANCE

ARTICLE 6

6 – R-1: RESIDENCE DISTRICT

Contents:

6.10 STATEMENT OF PURPOSE

6.20 PERMITTED USES

6.30 PERMITTED USES WITH CONDITIONS

6.40 SPECIAL USES

(Amended by ord. no. 647; adopted January 24, 2023. Amended by ord. no. 674; adopted February 25, 2025. Amended by ord. no. 679; adopted July 8, 2025, effective July 24, 2025. Amended by ord. no. 680; adopted September 9, 2025; effective September 18, 2025.)

6.10 STATEMENT OF PURPOSE

This district classification is rural in character, designed to maintain an environment of predominantly family dwellings, together with a minimum of other residentially related facilities primarily of service to the area, and provide a transition to higher density suburban residential development in the Township.

6.20 PERMITTED USES

A. Private, one-family dwellings.

B. Essential services, excluding buildings and regulator stations.

C. Accessory buildings and uses customarily incidental to the foregoing.

D. Family Child Care and Group Child Care Homes.

E. Adult Foster Care Family Home.

F. Foster Family Home.

G. Qualified Residential Treatment Programs (QRTF)

Effective on: 9/18/2025

6.30 PERMITTED USES WITH CONDITIONS

A. Temporary outdoor events (not lasting more than three days).

B. Home occupations.

C. Accessory Dwelling Unit.

Effective on: 9/18/2025

6.40 SPECIAL USES

A. Fire stations.

B. Buildings and regulator stations for essential services.

C. Reserved.

D. Temporary outdoor events (lasting more than three days).

E. Communication towers.

F. Wind energy conversion systems.

Effective on: 9/18/2025

Oshtemo Chapter: Township 58

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