

NOTICE OF POSTING OF PROPOSED TEXT AMENDMENT ORDINANCE

PLEASE TAKE NOTICE that a Tallmadge Charter Township Zoning Text Amendment Ordinance had its first reading at a meeting of the Tallmadge Charter Township Board held on July 8, 2014.

The Zoning Text Amendment Ordinance will amend Section 3.02(i)2 – Accessory Uses and Buildings, Other Accessory Buildings by revising the maximum size permitted and adding provisions for removal in the event of a division. The proposed is scheduled for a second reading at the August 12, 2014 meeting of the Board of Trustees.

PLEASE TAKE FURTHER NOTICE that the Ordinance has been posted in the office of the Tallmadge Charter Township Clerk, Tallmadge Charter Township, 0-1451 Leonard Road, N.W., Grand Rapids, Michigan (telephone: 616-677-1248), and on the Township website at www.tallmadge.com.

Dated: July 20, 2014

Lenore Cook, Clerk
Tallmadge Charter Township

The following Zoning Text Amendment Ordinance was introduced and a first reading completed at the Tallmadge Charter Township Board meeting on July 8, 2014.

ORDINANCE NO. 07-08-14-1

ZONING TEXT AMENDMENT ORDINANCE

AN ORDINANCE TO AMEND THE TALLMADGE CHARTER TOWNSHIP ZONING ORDINANCE CONCERNING ACCESSORY USES AND BUILDINGS IN SECTION 3.02(i)2 AND TO ESTABLISH AN EFFECTIVE DATE FOR THIS ORDINANCE.

THE CHARTER TOWNSHIP OF TALLMADGE, COUNTY OF OTTAWA, AND STATE OF MICHIGAN, ORDAINS:

Section 1. Accessory Uses and Buildings. Section 3.02(i)2 of the Zoning Ordinance shall be amended to include definitions as follows:

SECTION 3.02(i)2 – ACCESSORY USES AND BUILDINGS, OTHER ACCESSORY BUILDINGS

In L, R-1, R-2, RP and AG Districts, the total ground coverage of an accessory building, which includes lean-tos, other than a garage shall not exceed the following:

- a. If the parcel is located in the L, R-1 or R-2 Districts, the maximum accessory building shall not exceed one thousand two hundred (1,200) square feet or three percent (3%) of the lot area, whichever is smaller.
- b. If the parcel is located in the AG or RP Districts, the maximum accessory building shall not exceed one thousand (1,000) square feet per acre or two thousand four hundred (2,400) square feet, whichever is smaller. However, if the size of the parcel is greater than two and four tenths (2.4) acres in area, the maximum accessory building may be increased by one percent (1%) of the lot area after the two and four tenths (2.4) acres in area. Further, however, in no event shall the maximum accessory building exceed six thousand (6,000) square feet.
- c. In the AG and RP Districts, if the size of the parcel is greater than five (5) acres, two (2) accessory buildings can be erected with a combined size not to exceed that permitted in Section 3.02(i)2b.
- d. For any parcel containing one (1) or more accessory buildings, the maximum total ground coverage of the accessory building or buildings shall not exceed that provided by this Section following a land division, lot line adjustment or

other property line change that reduces the size of the parcel. In the event a parcel containing an accessory building or buildings is reduced to a size that would render the accessory building or buildings in violation of this Section, the parcel owner shall removed that portion of the accessory building or buildings necessary to maintain compliance with this Section.

Section 2. Effective Date. This Ordinance was approved and adopted by the Township Board of Tallmadge Charter Township, Ottawa County, Michigan on _____, 2014 after a public hearing as required pursuant to Michigan Act 110 of 2006, as amended, and after introduction and a first reading on _____, 2014 and publication after such first reading as required by Michigan Act 359 of 1947, as amended. This Ordinance shall be effective on _____, 2014, which date is the eighth date after publication as is required by Section 401 of Act 110, as amended, provided that the effective date shall be extended as necessary to comply with the requirements of Section 402 of Act 110, as amended.

James E. VanEss
Township Supervisor

Lenore D. Cook
Township Clerk

CERTIFICATE

I, Lenore Cook, Clerk for the Charter Township of Tallmadge, Ottawa County, Michigan, certify that the foregoing Text Amendment Ordinance was adopted at a regular meeting of the Tallmadge Charter Township Board held on _____, 2014. The following members of the Township Board were present at that meeting: _____.

The following members of the Township Board were absent: _____. The Ordinance was adopted by the Township Board with members of the Board: _____ voting in favor and members of the Board: _____, voting in opposition. Notice of Adoption of the Ordinance was published in the *Ottawa Advance* on _____, 2014.

Lenore Cook, Clerk

AFFIDAVIT OF POSTING

STATE OF MICHIGAN)
)ss
COUNTY OF OTTAWA)

The undersigned, Lenore Cook, the Tallmadge Charter Township Clerk, being first duly sworn, deposes and says as follows:

1. That she posted a proposed Zoning Text Amendment Ordinance for Tallmadge Charter Township, after its first reading at a meeting of the Tallmadge Charter Township Board held on _____, 2014 and its second reading on _____, 2014 in the Township Clerk's office and on the Township's website at www.tallmadge.com on _____, 2014

Lenore Cook, Clerk
Tallmadge Charter Township

Subscribed and sworn to before this
_____ day of _____, 2014.

Notary Public, Ottawa County, Michigan
Acting in Ottawa County, Michigan
My commission expires: _____